Permit Conditions

1	**#SPECIAL CONDITION**
	Preliminary Plat Condition 24 and Preliminary Plat Construction Condition 55: All maintained Landscape Areas and Natural Open Space tracts must be completed by the final inspection for the last adjacent unit or upon 60 percent occupancy of the surrounding development, whichever occurs first.
	Preliminary Plat Construction Condition 15: Homes within Parcels 7, 8, and 9 must be built to a minimum Built Green 4-star standard per the 1st Amendment to the Development Agreement. This will be reviewed with the Building Permits. Documentation of Built Green 4-star certification must be provided prior to certificate of occupancy.
	Preliminary Plat Condition 23: Building permits for combustible construction served by the 916 reservoir may be issued as soon as the 916 reservoir is on-line, full of water, and the water mains serving any specific parcel are connected to the 916 reservoir. Building occupancy may not occur until the water system is accepted by the City of Issaquah.
	Steps and other permanent obstructions are not allowed to encroach into the required parking stall dimensions of 18'-0" wide x 18'-6" depth in the garage.
5	**BLD WASTE DIVERSION - SMALL PROJECTS**
	Projects shall have, at a minimum, two construction and demolition (C&D) bins on site at all times. One bin shall be for commingled recyclable materials and one bin shall be for landfill-bound waste. Materials from the commingled bin shall be sent to a third party certified C&D recycling facility.

Required Deferred Submittals

	The registered design professional in responsible charge is required to review the deferred submittal documents and forward them to the City with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the City.
1	**PREFABRICATED ROOF TRUSSES**
	Prefabricated roof trusses shall not be installed until design drawings and calculations have been submitted to and approved by the City

Required Special Inspections

	Special Inspections
1	**Special inspection is required for anchors installed in hardened concrete including epoxy anchors and expansion anchors**
2	**Special inspection is required for epoxy grouted rods**
	Geotechnical Special Inspections
3	**Geotechnical special inspection is required for excavation**
4	**Geotechnical special inspection is required for structural fill material verification & compaction**

Additional Permits Required

1	**City of Issaquah Business license is required for every contractor and business on site**
2	**Electrical Permit (through L & I) is required for any electrical work**
3	**Plumbing Backflow Device (See fixture list)**

Required Backflow Devices

A separate permit is required for Backflow Assembly installs
MyBuildingPermit.com permit type: Plumbing

Required	**Assembly**
All commercial water services	RPBA
Residential water services, with: pool, lakefront, private well	RPBA
Irrigation connection, without chemical addition	DCVA
Fire Sprinklers, without chemical addition	DCVA (if metered), DCDA
Flow Through Fire system (requires Backflow Pro inspection)	Inspection before cover
Commercial Kitchen: carbonator, commercial dishwasher, combi-oven	RPBA
Ice maker	RPBA
Espresso machine	RPBA
Salons: pedicure chairs, shampoo sinks	RPBA
Medical equipment	RPBA
Dental equipment	RPBA
Pool equipment	RPBA
Water features	RPBA
Carwashing equipment	RPBA
For backflow related questions call the Backflow Protection Section at 425-837-3470	

TALUS 7 & 8 LOT 59 PLAN 4114

2571 NW SI VIEW LN

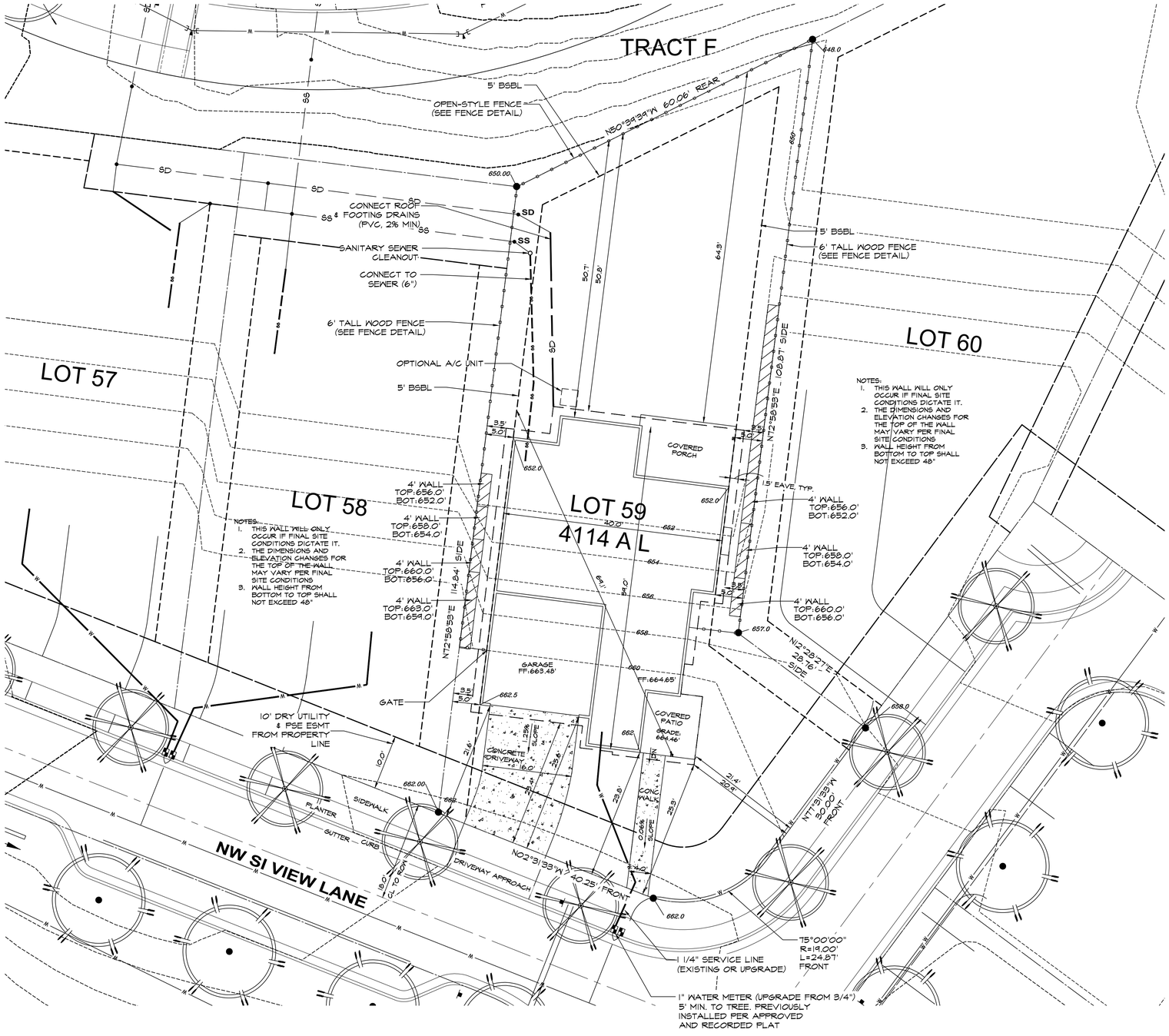
BLD21-00022

CITY OF ISSAQUAH WASHINGTON

12/14/2021

CONDITION LIST

COND



LEGEND

- SD — STORM DRAIN
- W — WATER LINE
- SS — SANITARY SEWER
- SILT FENCE
- FENCE
- WATER METER
- BSBL (BUILDING SETBACK LINE)
- HAY WATTLE
- LOCK & LOAD RETAINING WALL
- SEWER CLEANOUT
- STORM CLEANOUT
- PSDE : PUBLIC STORM DRAIN EASEMENT
- SSE : STORM SEWER EASEMENT

NOTES

NO DEMOLITIONS AND ADDITIONS

LOT COVERAGE

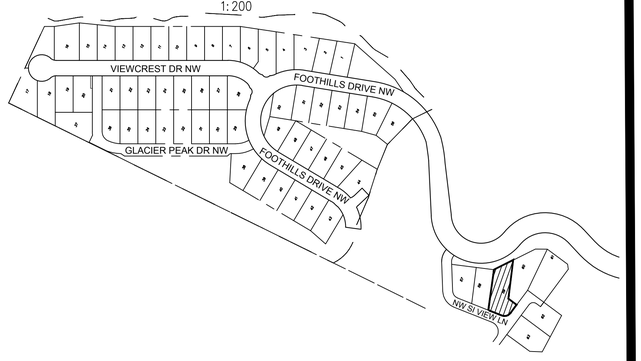
LOT AREA	7578 SF
IMPERVIOUS AREA	
WALKWAY	101 SF
DRIVEWAY	389 SF
BUILDING FOOTPRINT	2,180 SF
TOTAL IMPERVIOUS	2,670 SF
BUILDING COVERAGE	35.23%

BUILDING HEIGHT

PROPOSED OVERALL BLDG. HT.	27'-11 1/8"

VICINITY MAP

1:200



APPROVED
12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

TALUS 7 & 8

ISSAQUAH, WA

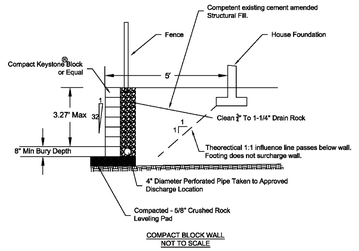
BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

SITE PLAN
LOT 59

2571 NW SI VIEW LANE
PERMIT #: BLD21-00022

DATE SUBMITTED 12/10/20

PAGE NUMBER:
A-001

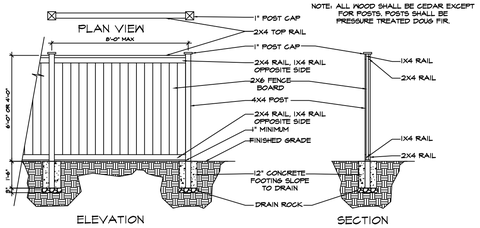


COMPACT BLOCK WALL
NOT TO SCALE

GENERAL NOTES

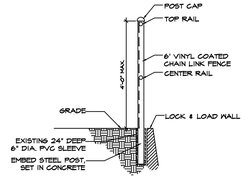
1.) SEGMENTAL BLOCK WALL CONSTRUCTION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS.

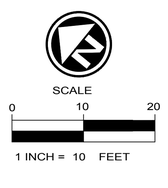
WOOD SCREEN FENCE DETAIL



NOTE: ALL WOOD SHALL BE CEDAR EXCEPT FOR POSTS. POSTS SHALL BE PRESSURE TREATED DOUG FIR.

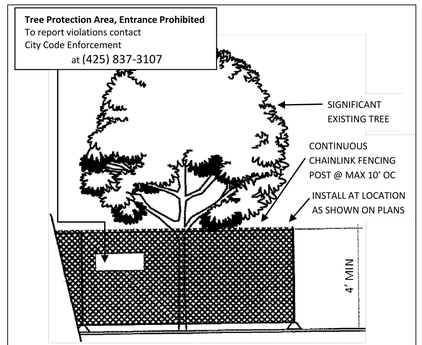
OPEN STYLE FENCE DETAIL





TESC NOTES

1. STORMWATER RUNOFF FROM THE SITE SHALL NOT EXCEED 100 NTUS AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAUGE. DATA FROM THIS RAIN GAUGE IS POSTED ONT HE CITY'S WEBSITE. EXCEEDANCE OF THE 100 NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
2. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF ANY DISCHARGE FROM THE SITE TO VERIFY COMPLIANCE WITH THE 100 NTU DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE 25 NTUS, AND SHALL REVIEW AND MAINTAIN THE TESC FACILITIES WITH THE GOAL OF KEEPING DISCHARGES BELOW 25 NTUS.
3. ANY DISCHARGE AT 100 NTU OR HIGHER REQUIRES NOTIFICATION TO CITY INSPECTOR.
4. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
5. A WET SEASON TESC PLAN IS REQUIRED TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL TO INITIATE OR CONTINUE CLEARING AND GRADING ACTIVITY DURING OCTOBER 1ST THROUGH APRIL 30TH, PER IMC 16.26.050.
6. CLEARING, GRADING AND EARTHWORK
   - 6.1 CONTRACTORS MAY WORK USING THE APPROVED TESC MEASURES SHOWN ON THE PLANS. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK AND DEBRIS.
   - 6.2 CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.
7. TESC COORDINATION
   - A. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD AS DEFINED BY THE DEPARTMENT OF ECOLOGY. NOTE: THE APPLICANT IS ULTIMATELY RESPONSIBLE FOR PERMIT COMPLIANCE, REGARDLESS OF WHO HIRES THE TESC SUPERVISOR.
   - B. AN ONSITE TESC PRE CONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
   - C. ANY PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC.
8. TESC INSTALLATION
   - A. TESC FACILITIES ARE REQUIRED YEAR ROUND.
   - B. A TESC FIELD PRE-CON IS REQUIRED WITH THE DSD INSPECTOR PRIOR TO CONSTRUCTION.
   - C. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
   - D. THE BOUNDARIES OF ANY CLEARING LIMITS AND TREE PROTECTION INCLUDED IN THE PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE CLEARING LIMITS AS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION, UNTIL THE FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
   - E. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT TEH BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ONSITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED IF NEEDED TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED ONTO CITY STREETS SHALL BE SWEPT AS NEEDED OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
   - F. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL, "EROSION AND SEDIMENT CONTROL STANDARDS". FOR EXAMPLE, FOR STRAW MULCH, THE MINIMUM THICKNESS IS 2 TO 3 INCHES.
   - G. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAYS EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.) THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
   - H. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCT 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.
9. TURBIDITY MONITORING:
   - A. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAUGE. THE DISCHARGE LIMIT SHALL BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
   - B. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE BACKGROUND OR 25 NTUS AS APPLICABLE, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
   - C. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
10. ROUTINE TESC MAINTENANCE
   - A. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL, AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE THE THRESHOLD LEVELS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
   - B. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS, DURING THE CONSTRUCTION PERIODS, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.
   - C. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
   - D. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
11. UPDATED TESC PLANS
   - A. REVISED TESC PLANS SHALL BE SUBMITTED TOT HE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES ARE NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS
   - B. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
12. OTHER POLLUTION CONTROL MEASURES
   - A. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.



1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION FENCING DETAIL

LEGEND

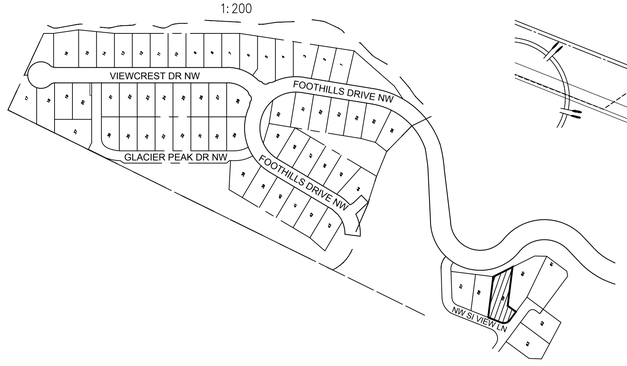
- SD — STORM DRAIN
- W — WATER LINE
- SS — SANITARY SEWER
- SILT FENCE
- FENCE
- WATER METER
- BSBL (BUILDING SETBACK LINE)
- HAY WATTLE
- LOCK & LOAD RETAINING WALL
- SEWER CLEANOUT
- STORM CLEANOUT
- PSDE : PUBLIC STORM DRAIN EASEMENT
- SSE : STORM SEWER EASEMENT

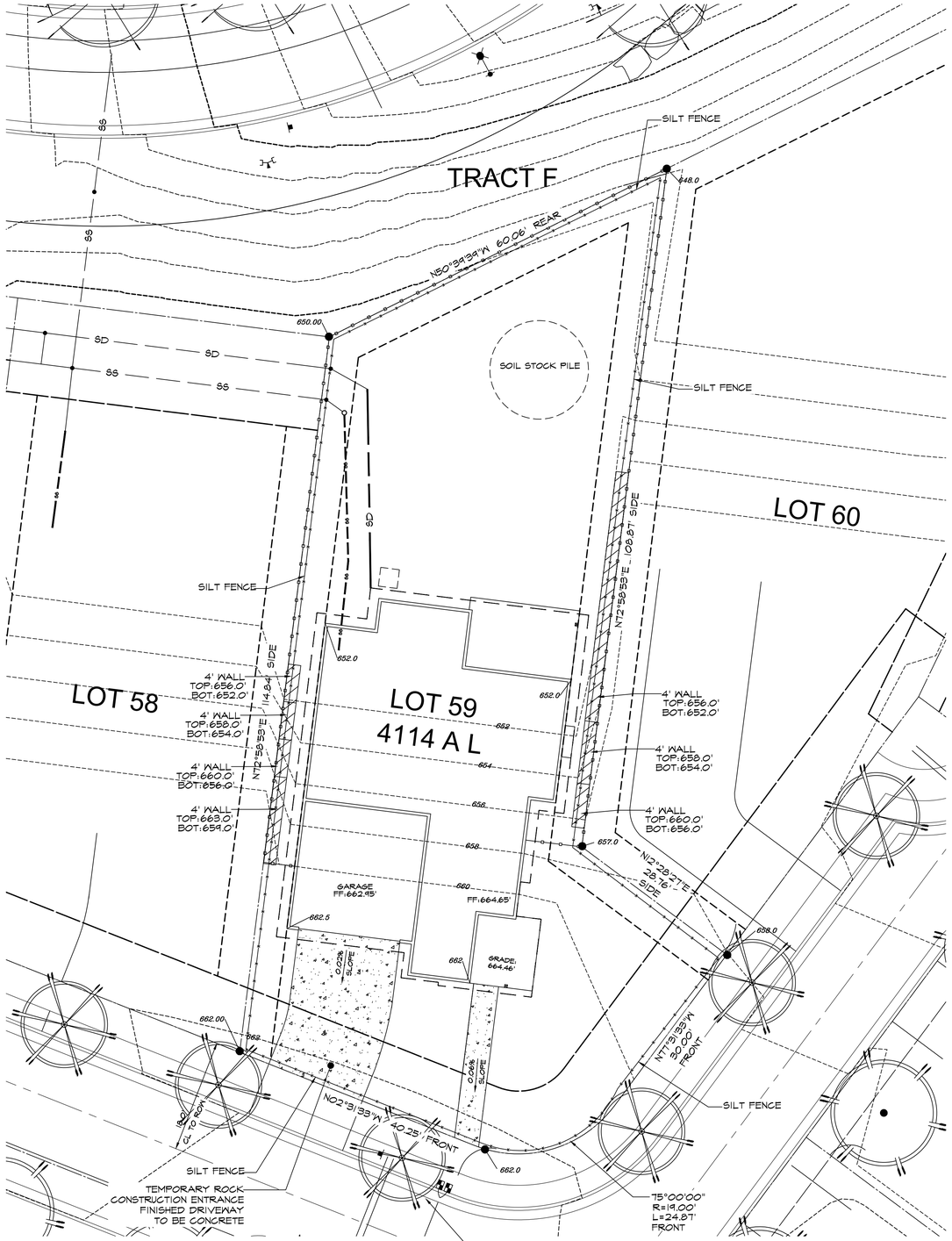
NOTES

NO DEMOLITIONS AND ADDITIONS

VICINITY MAP

1: 200





SCALE
0 10 20
1 INCH = 10 FEET

TALUS 7 & 8

ISSAQUAH, WA

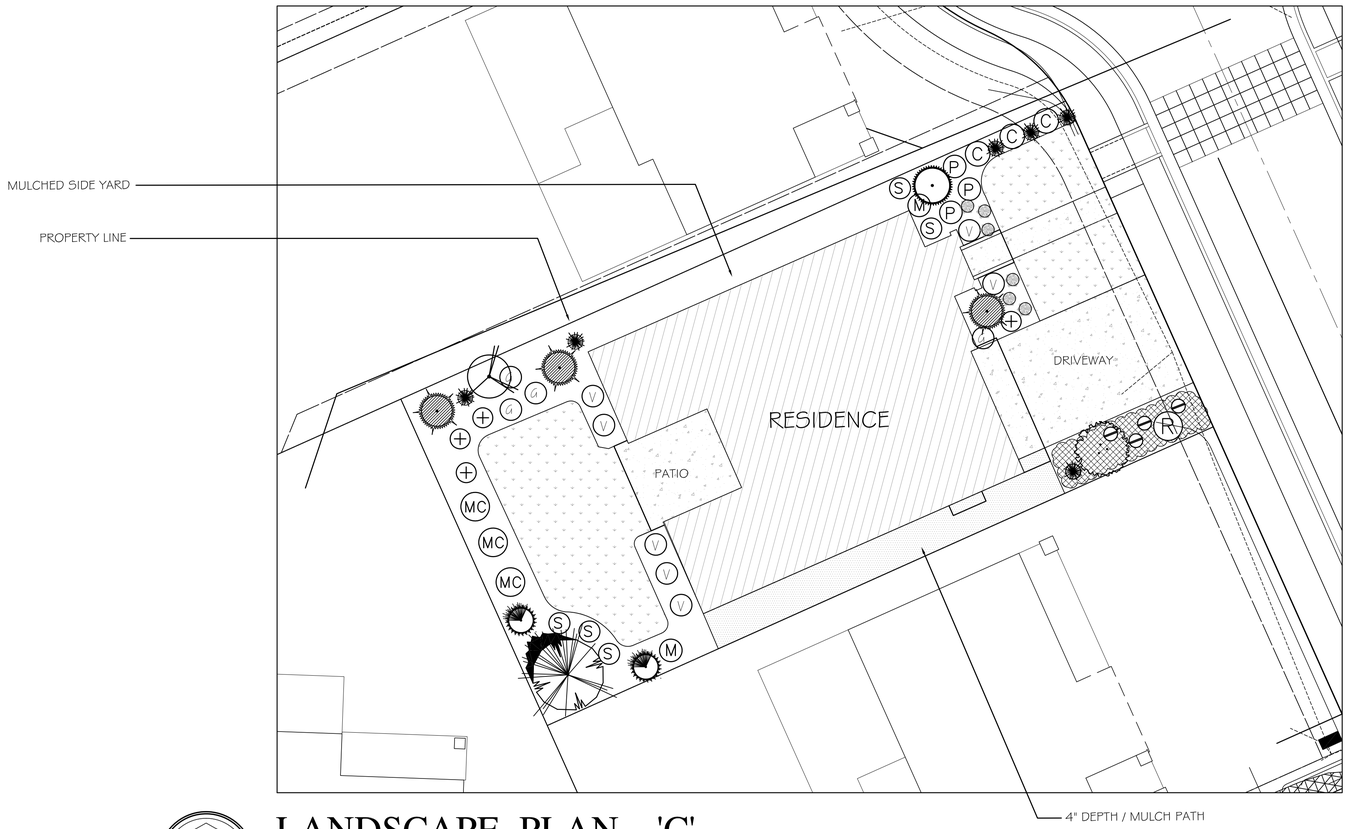
BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

SITE PLAN
LOT 59
TESC & UTILITIES

APPROVED
12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

DATE SUBMITTED 12/10/20

PAGE NUMBER:
A-002



LANDSCAPE PLAN 'C'

SCALE: 1"=10'-0"

0 10' 20' 40'

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Chamaecyparis N. Glauca Pendula	Weeping Alaska Cedar	1	7' - 8' ht	B&B, FULL
Thuja plicata var. Excelsa	Excelsa Western Red Cedar	1	7' - 8' ht	B&B, FULL
Acer circinatum	Vine Maple	1	7' - 8' ht.	B&B, FULL & MIN, 3 STEMS
Abies lasiocarpa	Alpine Fir	3	5' ht	B&B, FULL & MATCHING
SHRUBS				
Amelanchier ainifolia	Serviceberry	1	5'-6' ht.	B&B, FULL & MULTI-STEM
Ribes sanguineum	Red-flowering Currant	1	5 gal	FULL & COMPACT
Myrica californica	Pacific wax myrtle	3	5 gal	FULL & COMPACT
Gaultheria shallon	Salal	3	1 gal	FULL & COMPACT
Viburnum davidii	David Viburnum	7	2 gal	FULL & COMPACT
Cornus a. 'Elegantissima'	Variegated Dogwood	3	5 gal	FULL & COMPACT
Symphoricarpos albus	Snowberry	6	5 gal	FULL & COMPACT
Potentilla fruticosa	Bush Cinquefoil	3	2 gal	FULL & COMPACT
Spiraea b.'Goldflame'	Goldflame Spiraea	4	2 gal	FULL & COMPACT
Rosa rugosa 'Hansa'	Rugosa Rose	2	2 gal	FULL & COMPACT
Mahonia aquifolium	Oregon Grape	2	5 gal	FULL & COMPACT
GROUNDCOVERS				
Arctostaphyllos uva-ursi	Kinnikinnik	26	4" pots	FULL, COMPAST, PLANT 24" on-center
Mahonia nervosa	Cascade Mahonia	4	1 gal.	FULL, COMPACT
Pennisetum a. 'Little Bunny	Fountain Grass	6	1 gal.	FULL, COMPACT/ LOW GROWING VARITY
Polystichum munitum	Sword Fern	6	1 gal.	FULL, COMPACT
Lawn / low water use seed mix				

GENERAL LANDSCAPE NOTES

1. Conflicts between approved planting plans, landscape performance and existiong field conditions shall be identified to the ARC prior to planting.
2. Proposals for plant substitutions, locations adjustments, soil amendments or any variations from the approved plans shall require prior approval by the ARC
3. All planting areas are to receive the following soil preparations: Scarify or rotorill existing field conditions subgrades to a minimym depth of 12". Remove all large stones and other misc. debris. Place one-half specified topsoil and incorporate into prepared subgrade. Place remaining topsoil and finish grade. Topsoil depths are to be measured after compaction.
4. Owner or Owner's representative to verify the need for additional soil amendments proior to commencement of landscape construction. Recommeended amendments shall vbe applied prior to planting.
5. All shrub and groundcover areas are to receive a min. 12" compacted depth approved topsoil. All lawn areas to receive a minimum 4" compacted depth approved topsoil.
6. Tree pits shall be a minimym of two times (2x) the diameter of the tree's root mass. Additional aeration may be required as directed by the Landscape Architect. Add water tubes to the tree planting in paved areas.
7. Turf areas shall consist of a low water use seed mix that is wall adapted to the region. Specific seed selection shall be chosen based on soils, maintenance expectations and proposed use of the planted area.
8. All planting areas to receive 2"depth approved organic mulch.

IRRIGATION NOTE;
NO IRRIGATION IS PLANED FOR THIS RESIDENCE.
IF IRRIGATED, THIS LANDSCAPE DESIGNS, ESTIMATED
WATER USE WILL NOT EXCEED IT'S WATER BUDGET

APPROVED
12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

By

Revisions

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE No. 375

Lane & Associates
Landscape Architecture
13802 26TH AVENUE NW TULALIP, WA. 98271 (425) 885-2319

Lungren Homes
TALUS
ISSAQUAH, WA. 98027

LANDSCAPE PLAN
PLAN 'C'

Date
5-23-2019
Scale
AS NOTED
Drawn
BCL
Job
22-2019
Sheet
LA-1
Of 1 Sheets

HOMESITE 59 - EXTERIOR SELECTIONS

Primary Column	Scheme	LOCATION	AREA	TYPE	DESCRIPTION	FINISH	IMAGE	Application Notes
Homesite 59								
	Scheme 5	Exterior	Fascia/Trim	Paint	To match Benjamin Moore 'Snowbound'			
	Scheme 5	Exterior	Body Color 1	Paint	To match Benjamin Moore 'Trout Gray'			
	Scheme 5	Exterior	Garage Doors	Paint	To match Benjamin Moore 'Coventry Grey'			
	Scheme 5	Exterior	Body Color 2	Paint	To match Benjamin Moore 'Coventry Grey'			
	Scheme 5	Exterior	Front Door	Paint	To match Benjamin Moore 1610 French Beret			Paint interior and exterior of door
	Scheme 5	Exterior	Main Soffits	Paint	To match Benjamin Moore 'Snowbound'			
	Scheme 5	Exterior	Deck Soffits	Paint	To match color of adjacent walls			
Stone								
		Exterior	Elevation Masonry	Composite Stone Veneer	Eldorado Stone Ledgecut 33	Beach Pebble		

APPROVED
12/14/2021 CITY OF
ISSAQUAH
Reviewed for Code Compliance

BODY ONE PAINT To match Benjamin Moore 'Trout Gray'

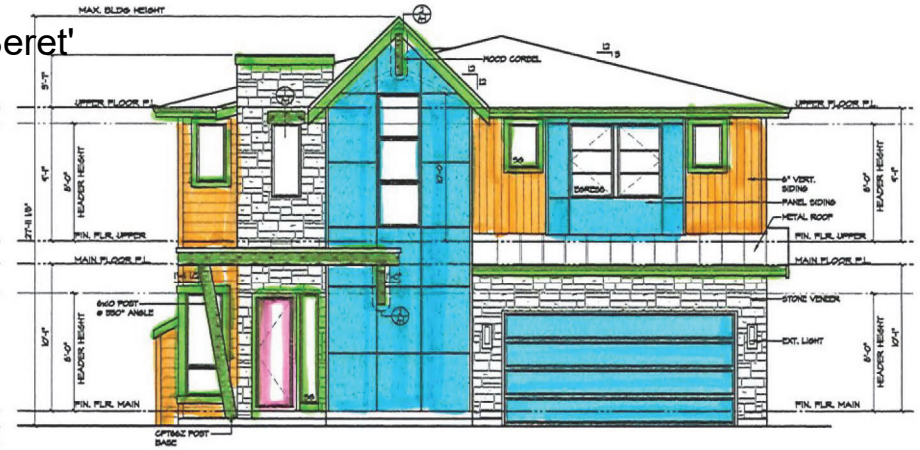
BODY TWO PAINT To match Benjamin Moore 'Coventry Grey'

TRIM/FASCIA PAINT To match Benjamin Moore 'Snowbound'

DOOR COLOR To match Benjamin Moore 'French Beret'

HOMESITE 59
PAGE 1 OF 2

REAR ELEVATION 'A'



FRONT ELEVATION 'A'

1/4" = 1'-0"

ADDRESSING
BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

THE NUMBERS TO BE MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH.

TYPICAL ROOF CONSTRUCTION
ASPHALT COMPOSITION SHINGLE ROOFING
(* PER FLAT SPECIFICATIONS) -
o/ 15 # ASPHALTIC FELT UNDERLAYMENT
o/ 7/16" OSB APA RATED SHEATHING (24/16)
o/ ROOF FRAMING PER PLAN - OR -
o/ ROOF TRUSSES - AS DESIGNED BY MFGR.-
(* TO BE STAMPED BY APPROVED TRUSS CO.)
w/ R-49 MIN. INSULATION AT ATTIC w/VAPOR BARRIER)
OR w/R-38 MIN. INSULATION AT VAULTED CEILING (FRAMING)

** ALL ROOF/WALL FLASHING TO BE INSTALLED PER 2015 IRC ; (SECTIONS R703.4, R703.8.3, R903.2, R905.)

TYPICAL DRIP EDGE
PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL OVERLAP 2" MIN.

DRIP EDGE TO EXTEND 0.25 IN. MIN. BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK 2 IN. MIN.

DRIP EDGE TO BE MECHANICALLY FASTENED TO ROOF DECK AT MAXIMUM 12 INCHES O.C. WITH FASTENERS AS PER IRC 905.2.5.

UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE OVERLAYMENT ON GABLES.

UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUF., SHINGLES ARE PERMITTED TO BE FLUSH W/DRIP EDGE.

TYPICAL CEILING CONSTRUCTION
INTERIOR CEILINGS 5/8" GYPSUM WALL BOARD
o/ FRAMING ABOVE AT 24" O.C. (MAX)
NOTE: - GARAGE CEILING TO BE 5/8" TYPE 'X' GWB.
WRAP DROP BEAMS/ SUPPORTING CONSTRUCTION AT GARAGE W/ 1/2" (MIN) GWB.

TYPICAL WALL CONSTRUCTION
EXTERIOR SIDING (PER PLAN)
o/ BUILDING PAPER - 15# INTERWOVEN FELT
o/ 7/16" OSB/PLYWOOD SHEATHING-APA RATED (24/16)
o/ 2X6 HEM-FIR #2 STUDS AT 16" O.C. -WALL FRAMING (UNO)
w/ R-21 (MIN.) BATT INSULATION
w/ VAPOR BARRIER (UNLESS NOTED OTHERWISE)
w/ 1/2" GYPSUM WALL BOARD - INTERIOR.

** WHEN SHEAR WALL INDICATED ON DWGS. AS A PORTION OF WALL (LENGTH) - THE REMAINING PORTION IN THE SAME PLANE TO BE SIMILARLY SHEATHED TO PROVIDE UNIFORM SURFACE.

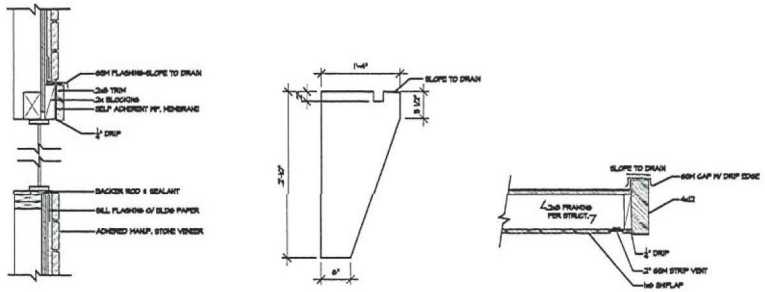
TYPICAL FLOOR CONSTRUCTION
FINISH FLOORING - PER BUILDERS' SPECIFICATIONS.
O/ 3/4" OSB/PLYWOOD T&G DECKING- APA RATED (48/24)
LAID PERPENDICULAR TO FRAMING -
GLUED AND NAILED PER ENGR. -
FLOOR FRAMING - SPACING AND TYPE - PER PLAN.
INSULATE TO R-38 (MIN) BETWEEN JOISTS WHEN OVER UNCONDITIONED SPACE.

TYPICAL CRAWL SPACE CONSTRUCTION
PROVIDE 18" (MIN) CLEARANCE UNDER FLOOR FRAMING
@ 12" (MIN) UNDER SUPPORTING BEAMS).
6 MIL POLYETHYLENE OR (BLACK) VISQUEEN - THROUGHOUT
LAP 12" (MIN.) AT SEAMS AND O/ FOOTINGS -
TURN UP AT PERIMETER FOOTING
PROVIDE UNDER FLOOR VENTILATION - SEE FRAMING PLANS.

TYPICAL GARAGE SLAB CONSTRUCTION
4" CONCRETE SLAB ON GRADE - W/ FIBER-MESH REINFORCEMENT
O/ 4" (MIN.) COMPACTED GRANULAR FILL
O/ 95% COMPACTED OR UNDISTURBED EARTH
W/ EXPANSION/ CONTROL JOINTS @ 10' EACH WAY.
BROOM FINISH

TYPICAL FLOOR/SLAB CONSTRUCTION - (WHERE OCCURS)
4" CONCRETE SLAB ON GRADE - W/ FIBER-MESH REINFORCEMENT
O/ R-10 RIGID INSULATION THROUGHOUT
W/ R-5 THERMAL BREAK AT SLAB/WALL
W/ 10 MIL POLY BARRIER
O/ 6" (MIN) GRAVEL FREE DRAINING BED
O/ 95% COMPACTED OR UNDISTURBED EARTH
W/ EXPANSION/ CONTROL JOINTS @ 10' EACH WAY.
-FINISH PER BUILDER'S SPECIFICATIONS

ASSEMBLY NOTES



1 WOOD TRIM @ WINDOWSTONE DETAIL SCALE: 1" = 1'-0"
2 CORBEL DETAIL SCALE: 1" = 1'-0"
3 PORCH ROOF DETAIL SCALE: 1" = 1'-0"

DETAILS

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

ELEVATIONS
'A' ELEVATION

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PLAN NUMBER:
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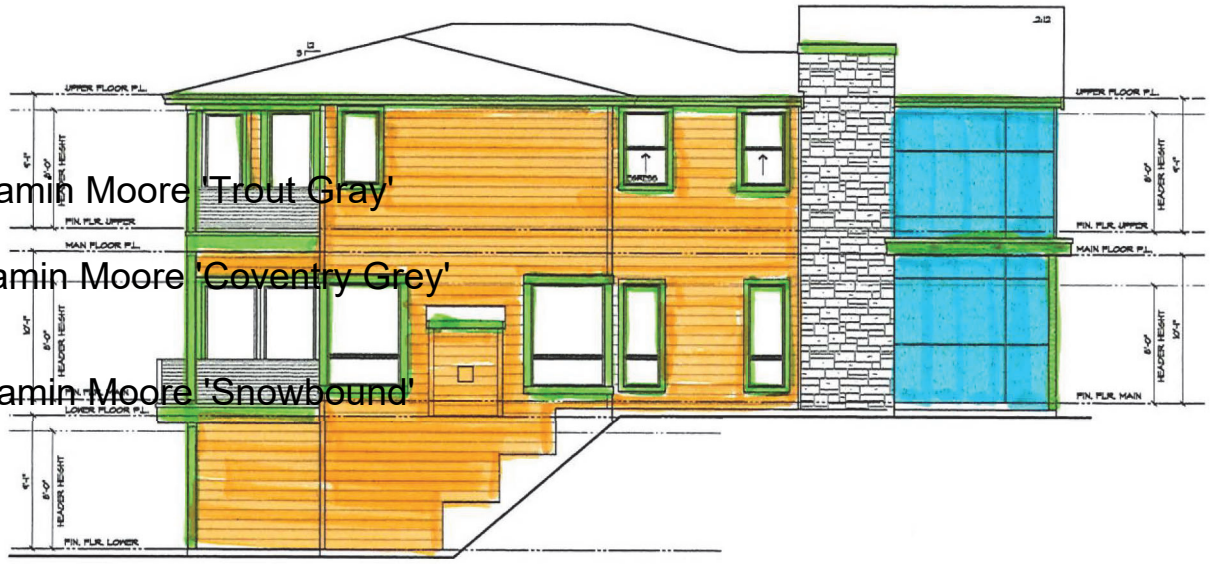
HOMESITE 59
PAGE 2 OF 2

RIGHT ELEVATION 'A' 1/4" = 1'-0"



LEFT ELEVATION 'A' 1/4" = 1'-0"

	BODY ONE PAINT	To match Benjamin Moore 'Trout Gray'
	BODY TWO PAINT	To match Benjamin Moore 'Coventry Grey'
	TRIM/FASCIA PAINT	To match Benjamin Moore 'Snowbound'
	DOOR COLOR	

TALUS

ISSAQUAH, WA

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MAPLE VALLEY
WA 98038

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Bellevue, WA 98004
425-451-4946

ELEVATIONS
'A' ELEVATIONS

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PLAN 4114
TALUS 7 & 8
ISSAQUAH, WA
TALUS 7 & 8 INVESTMENT, LLC

PROJECT TEAM

OWNER / DEVELOPER	TALUS 7 & 8 INVESTMENT, LLC 22430 SE 231st MAPLE VALLEY, WA 98038 425-591-6420
ARCHITECT	NASH & ASSOCIATES 8003 118th AVE NE KIRKLAND, WA 425-828-4117
STRUCTURAL ENGINEER	VOELKER ENGINEERING 1911 116th AVE NE BELLEVUE, WA 98004 425-451-4946

GENERAL INFORMATION

BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE (NON-STRUCTURAL)
2015 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2015 INTERNATIONAL PLUMBING CODE
2015 WASHINGTON STATE ENERGY CODE
WASHINGTON STATE AMENDMENTS AS MODIFIED AND ADOPTED BY THE LOCAL JURISDICTION.

FLOOR AREAS:

GARAGE	448 SF
DECKS	332 SF
COVERED PATIO	153 SF
ENTRY PORCH	110 SF
LOWER FLOOR	997 SF
MAIN FLOOR	1,432 SF
UPPER FLOOR	1,645 SF
TOTAL CONDITIONED BUILDING AREA	4,074 SF

CONSTRUCTION TYPE: V-B

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE FOLLOWING CODES:
   2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
   w/ WA STATE AMENDMENTS. [WAC 51-51]
   2015 INTERNATIONAL MECHANICAL CODE (IMC)
   w/ WA STATE AMENDMENTS.
   2015 UNIFORM PLUMBING CODE (UPC)
   w/ WA STATE AMENDMENTS. WAC 51-56 AND 51-57v
   2015 INTERNATIONAL FUEL GAS CODE (IFGC) WAC 51-52
   2015 WASHINGTON STATE ENERGY CODE (WESC) WAC 51-11
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEIR CORRECTNESS PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. ANY DISCREPANCIES TO BE DIRECTED TO ARCHITECT/ENGINEER FOR CLARIFICATION AS NECESSARY.
3. PLAN MAY BE RE-USED FOR FUTURE SITE-SPECIFIC PERMIT SUBMITTALS.

FINAL PLAT APPROVAL CONDITIONS SUMMARY

1. PRIOR TO TRANSFERRING RESPONSIBILITY OF ANY TRACTS TO THE TALUS RESIDENTIAL ASSOCIATION, THE APPLICANT SHALL REVIEW SUCH TRACTS FOR HAZARDOUS TREES, MAKE ANY NECESSARY REPAIRS TO TRAILS AND OTHER APPURTENANCES, AND CLEAN AND REPAIR APPLICABLE STORMWATER FACILITIES WHERE APPROPRIATE. ALL TRACTS ASSIGNED RESPONSIBILITY TO THE TALUS RESIDENTIAL ASSOCIATION SHALL BE TURNED OVER IN GOOD ORDER, AS VERIFIED BY THE CITY IF NECESSARY.
2. IT WAS DETERMINED THAT THE ENGINEERED GEOCELL/GEOTEXTILE LANDSCAPING TREATMENT OF THE RICK SLOPE BELOW THE 916 RESERVOIR IN PARCEL 7 WILL REQUIRE PERIODIC LONG-TERM MAINTENANCE OF THE LANDSCAPING AND DRAINAGE AT THE TOE OF THE ROCK CUT SLOPE. THE HOME OWNER'S ASSOCIATION DOCUMENTS FOR THE PLAT SHALL ADDRESS THE REQUIREMENT TO PROVIDE ANNUAL INSPECTION AND MAINTENANCE AS NECESSARY.

ENERGY NOTES

1. CODE: 2015 WASHINGTON STATE ENERGY CODE.
2. COMPLIANCE: PART 4 - USING CLIMATE ZONE CATEGORY 5 & MARINE 4 FOR ALL CALCULATIONS.
   ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE REQUIREMENTS BY COMPONENT TABLE 402.1.1
   INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

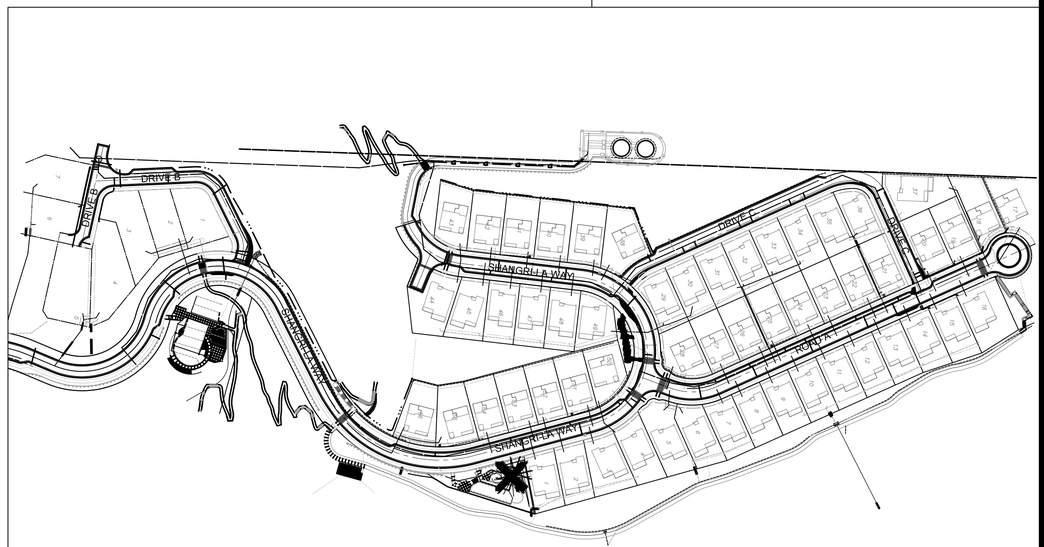
CODE REQUIREMENTS:	
WINDOW U-FACTOR	0.22
ATTIC INSULATION R-VALUE	R-49
WOOD FRAME WALL R-VALUE	R-21 INT.
FLOOR R-VALUE	R-30 - (R-38 USED)
BELOW GRADE WALL	10/15/21 INT. + TB
SLAB R-VALUE & DEPTH	R-10 PERIMETER (2 FT. DEPTH); R-10 UNDER ENTIRE SLAB

   NOTE TO BLDG DEPT. : AN ENERGY CREDIT CHECKLIST WAS SUBMITTED WITH APPLICATION.
   MAX. HEATING EQUIPMENT OUTPUT = 58,684 BTU/HR.
3. EFFICIENT BUILDING ENVELOPE WITH R-38 FLOORS, VERTICAL FENESTRATION OF U = .28
   AND R-10 PERIMETER AND UNDER ENTIRE SLAB TO COMPLY WITH TABLE 406.2, OPTION 1a. (.5 CREDITS)
4. A HIGH EFFICIENCY GAS FURNACE WITH A AFUE OF 95% WILL BE USED TO COMPLY WITH TABLE 406.2,
   OPTION 3a (1 CREDIT)
5. EFFICIENT WATER HEATING WITH SHOWERHEADS AND KITCHEN FAUCETS RATED ≤ 1.75 GPM AND LAVATORY
   FAUCETS RATED ≤ 1.00 GPM TO COMPLY WITH TABLE 406.2, OPTION 5a. (.5 CREDITS)
6. EFFICIENT GAS WATER HEATING WITH A MINIMUM EF OF 0.91 TO COMPLY WITH TABLE 406.2, OPTION 5c. (1.5 CREDITS)
7. FUEL FOR HEAT AND DOMESTIC HOT WATER IF NATURAL GAS.
8. HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 IN BOTH HEATED AND UNHEATED SPACES PER R403.5.3.
9. AIR CONDITIONING OFFERED AS AN OPTION. AIR CONDITIONER UNITS TO BE SCREENED FROM VIEW FROM ALL SIDES AND COMPLY WITH 45 DBA NIGHT TIME LEVELS AT THE PROPERTY OR TO BE LOCATED A MINIMUM OF 10' AWAY FROM PROPERTY LINE PER WAC 173-60-040.
   UNIT : BRYANT 126BNA048

VENTILATION NOTES

1. DESIGN CRITERIA: 2015 INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON STATE AMENDMENTS.
2. EXHAUST DUCTS AND EXHAUST OPENINGS PER IRC SECTION M1506.
   2.1 M1506.3 AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE.
3. SYSTEM TYPE:
   PER IRC SECTION M1507-LOCAL EXHAUST VENTILATION
   PER IRC SECTION M1507.3.5- INTERMITTENTLY OPERATED WHOLE HOUSE VENTILATION SYSTEMS INTEGRATED WITH FORCED AIR VENTILATION SYSTEMS.
4. APPROACH: PRESCRIPTIVE - PER IRC SECTION M1507.
5. OUTDOOR AIR CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET.
6. THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED PER IRC SECTION M1507.3.2.
7. SPECIFIC REQUIREMENTS FOR THE MECHANICAL SYSTEM, SUCH AS BUT NOT LIMITED TO THE DUCT SIZE ARE TO BE DETERMINED BY THE MECHANICAL BIDDER/DESIGN CONTRACTOR.

DRAWING INDEX



SITE PLAN

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

COVERSHEET & SITE PLAN REVERSED

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12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

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A-00

REAR ELEVATION 'A'

FRONT ELEVATION 'A'

1/4" = 1'-0"

ADDRESSING
BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

THE NUMBERS TO BE MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH.

TYPICAL ROOF CONSTRUCTION
ASPHALT COMPOSITION SHINGLE ROOFING
(* PER PLAT SPECIFICATIONS) -
o/ 15 # ASPHALTIC FELT UNDERLAYMENT
o/ 7/16" OSB APA RATED SHEATHING (24/16)
o/ ROOF FRAMING PER PLAN - OR -
o/ ROOF TRUSSES - AS DESIGNED BY MFGR.-
(* TO BE STAMPED BY APPROVED TRUSS CO.)
w/ R-49 MIN. INSULATION AT ATTIC w/VAPOR BARRIER)
OR w/R-38 MIN. INSULATION AT VAULTED CEILING (FRAMING)

** ALL ROOF/WALL FLASHING TO BE INSTALLED PER 2015 IRC : (SECTIONS R703.4, R703.8.5, R903.2, R905.)

TYPICAL DRIP EDGE
PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL OVERLAP 2" MIN.

DRIP EDGE TO EXTEND 0.25 IN. MIN. BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK: 2 IN. MIN.

DRIP EDGE TO BE MECHANICALLY FASTENED TO ROOF DECK AT MAXIMUM 12 INCHES O.C WITH FASTENERS AS PER IRC 905.2.5.

UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE OVERLAYMENT ON GABLES.

UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUF', SHINGLES ARE PERMITTED TO BE FLUSH W/DRIP EDGE.

TYPICAL CEILING CONSTRUCTION
INTERIOR CEILINGS 5/8" GYPSUM WALL BOARD
o/ FRAMING ABOVE AT 24" O.C. (MAX.)
NOTE: - GARAGE CEILING TO BE 5/8" TYPE 'X' GWB.
WRAP DROP BEAMS/ SUPPORTING CONSTRUCTION AT GARAGE W/ 1/2" (MIN.) GWB.

TYPICAL WALL CONSTRUCTION
EXTERIOR SIDING (PER PLAN)
o/ BUILDING PAPER - 15# INTERWOVEN FELT
o/ 7/16" OSB/PLYWOOD SHEATHING-APA RATED (24/16)
o/ 2X6 HEM-FIR #2 STUDS AT 16" O.C. -WALL FRAMING (UNO)
w/ R-21 (MIN.) BATT INSULATION
w/ VAPOR BARRIER (UNLESS NOTED OTHERWISE)
w/ 1/2" GYPSUM WALL BOARD - INTERIOR.

** WHEN SHEAR WALL INDICATED ON DWGS. AS A PORTION OF WALL (LENGTH) - THE REMAINING PORTION IN THE SAME PLANE TO BE SIMILARLY SHEATHED TO PROVIDE UNIFORM SURFACE.

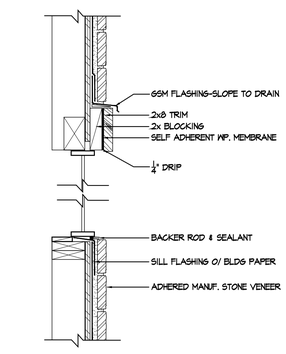
TYPICAL FLOOR CONSTRUCTION
FINISH FLOORING - PER BUILDERS' SPECIFICATIONS.
o/ 3/4" OSB/PLYWOOD T&G DECKING- APA RATED (48/24)
LAID PERPENDICULAR TO FRAMING -
GLUED AND NAILED PER ENGN'R. -
FLOOR FRAMING - SPACING AND TYPE - PER PLAN.
INSULATE TO R-38 (MIN.) BETWEEN JOISTS WHEN OVER UNCONDITIONED SPACE.

TYPICAL CRAWL SPACE CONSTRUCTION
PROVIDE 18" (MIN.) CLEARANCE UNDER FLOOR FRAMING
*(12" (MIN.) UNDER SUPPORTING BEAMS).
6 MIL POLYETHYLENE OR (BLACK) VISQUEEN - THROUGHOUT
LAP 12" (MIN.) AT SEAMS AND O/ FOOTINGS -
TURN UP AT PERIMETER FOOTING
PROVIDE UNDER FLOOR VENTILATION - SEE FRAMING PLANS.

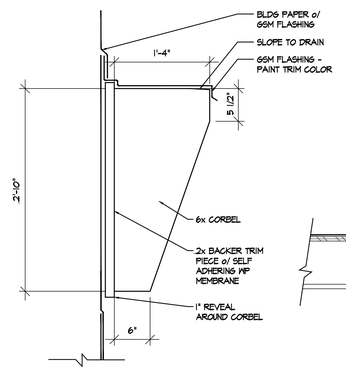
TYPICAL GARAGE SLAB CONSTRUCTION
4" CONCRETE SLAB ON GRADE - W/ FIBER-MESH REINFORCEMENT
O/ 4" (MIN.) COMPACTED GRANULAR FILL
O/ 95% COMPACTED OR UNDISTURBED EARTH
W/ EXPANSION/ CONTROL JOINTS @ 10' EACH WAY.
BROOM FINISH

TYPICAL FLOOR/SLAB CONSTRUCTION - (WHERE OCCURS)
4" CONCRETE SLAB ON GRADE - W/ FIBER-MESH REINFORCEMENT
O/ R-10 RIGID INSULATION THROUGHOUT
W/ R-5 THERMAL BREAK AT SLAB/WALL
W/ 10 MIL POLY BARRIER
O/ 6" (MIN) GRAVEL FREE DRAINING BED
O/ 95% COMPACTED OR UNDISTURBED EARTH
W/ EXPANSION/ CONTROL JOINTS @ 10' EACH WAY.
-FINISH PER BUILDER'S SPECIFICATIONS

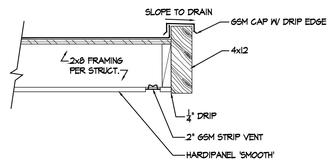
ASSEMBLY NOTES



1 WOOD TRIM @ WINDOW/STONE DETAIL
SCALE: 1" = 1'-0"



2 CORBEL DETAIL
SCALE: 1" = 1'-0"



3 PORCH ROOF DETAIL
SCALE: 1" = 1'-0"

DETAILS

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

ELEVATIONS
'A' ELEVATION
REVERSED

APPROVED
12/14/2021 CITY OF ISSAQUAH
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RIGHT ELEVATION 'A' 1/4" = 1'-0"

LEFT ELEVATION 'A' 1/4" = 1'-0"

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8 INVESTMENT, LLC
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WA 98038

VOELKER ENGINEERING
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Bellevue, WA 98004
425-451-4946

ELEVATIONS
'A' ELEVATIONS REVERSED

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12/14/2021 CITY OF ISSAQUAH
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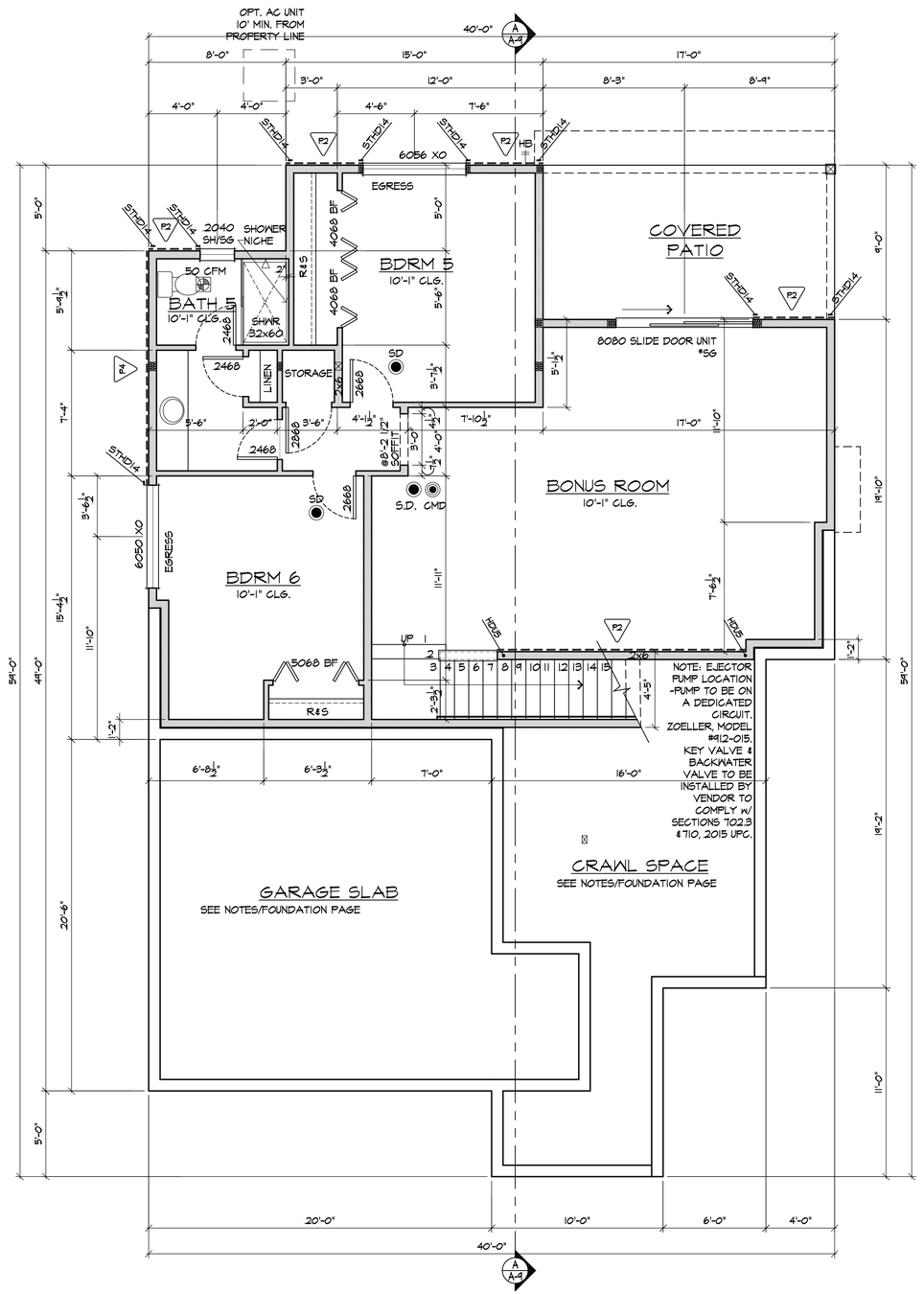
NOTE:
ALL EXTERIOR WALLS : P6
UNLESS NOTED OTHERWISE



RECESSED EXHAUST FAN (CFM - AS NOTED)

WHF — WHOLE HOUSE FAN: INTERMITTENT RUN FAN @ 75% RUN TIME:
PER TABLE M1507.3.3-(2); FACTOR 1.3 x 75 CFM = 100 CFM FAN SIZE

WHOLE HOUSE FAN LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS: " WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS ". - PER M1507.3.2.

DRYER VENT : 2015 IRC, M1502.4.6 - WHERE THE EXHAUST DUCT EQUIVALENT LENGTH IS >35 FT., THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON A PERMANENT LABEL. LABEL TO BE LOCATED WITHIN 6 FT. OF EXHAUST DUCT CONNECTION.

S.D. — 110v SMOKE ALARM (INTERCONNECTED) W/BATTERY BACK-UP

SMOKE ALARMS SHALL NOT BE WITHIN 10 FT HORIZONTALLY FROM A FIXED OR STATIONARY COOKING APPLIANCE. IF WITHIN 10 FT. TO 20 FT, IT SHALL HAVE A ALARM SILENCING BUTTON OR BE OF THE PHOTOELECTRIC TYPE.

CMD — CARBON MONOXIDE DETECTOR/ALARM

FAN/DETECTOR NOTES

LOWER FLOOR PLAN

1/4" = 1'-0"

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8
INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

LOWER
LEVEL PLAN
A & B
ELEVATIONS
REVERSED

APPROVED
12/14/2021 CITY OF
ISSAQUAH
Reviewed for Code Compliance

9/24/19
CHARLES B. VOELKER
STATE OF WASHINGTON
23280
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 9/21/20

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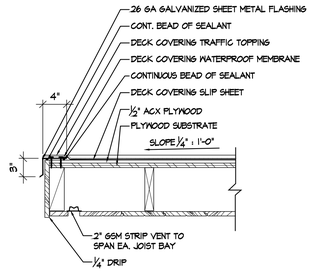
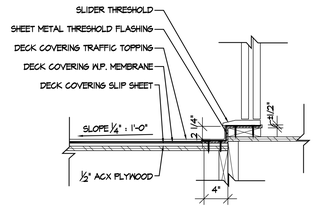
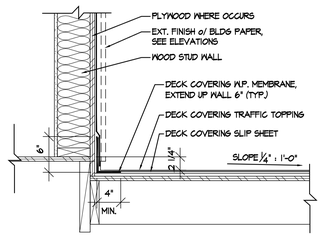


1 W.P. DECK EDGE
SCALE: 1" = 1'-0"



2 SLIDER DOOR THRESHOLD @ W.P. DECK
SCALE: 1" = 1'-0"



3 W.P. DECK TO WALL FLASHING DETAIL
SCALE: 1" = 1'-0"

DETAILS

PLAN NOTES

GENERAL PLAN NOTES

1. ELEVATION OF FLOOR/LANDING 1-1/2 IN. MAX [OR 7-3/4 IN MAX FOR INSWING DR] BELOW THRESHOLD IS REQ'D FROM THE REQ'D EXIT DOOR. WHERE THE DOOR IS NOT THE REQ'D EXIT DR. - A STAIR OF 2 OR FEWER RISERS IS PERMITTED WHERE THE DOOR DOES NOT SWING OVER RISER.
2. VENT HOOD WITH LIGHT AND 100 CFM MIN. FAN TO EXTERIOR.
3. PROVIDE 1 IN. MIN. AIR GAP AT DISHWASHER.
4. CRAWL SPACE ACCESS - MIN. 18 IN. x 24 IN. - INSULATE TO R-30 AND WEATHERSTRIP.
   ATTIC ACCESS: 22 IN. x 30 IN. MIN OPENING - INSULATE AND WEATHERSTRIP DOOR W/12 IN. HIGH (DAM) AND 30 IN. MIN. HEADROOM.
5. GUARDRAIL: 36 IN. MIN. HIGH - OPENINGS SUCH THAT A SPHERE 4 IN. DIA. CANNOT PASS THROUGH. REQUIRED WHERE DROP IS MORE THAN 30 IN. TO FLOOR/GRADE WITHIN 36 IN. (PER IRC R312) -
6. STAIRWAYS: (IRC R311.7) - 7-3/4 IN. MAX. RISER HEIGHT / 10 IN., MIN. TREAD WIDTH - SOLID RISERS TO HAVE 3/4 IN MIN/1-1/4 IN. MAX. NOSING. OPEN RISERS OPENINGS SHALL NOT ALLOW 4 IN. SPHERE TO PASS THRU. HANDRAIL REQ'D. IF 4 OR MORE RISERS - INSTALL BTWN 34 IN./38 IN. ABOVE NOSING - AND PROVIDE CONTINUOUS GRIP (1-1/4 IN. TO 2 IN. DIA.), RETURN ENDS TO WALL OR NEWEL POST. INSTALL 2X10 BLOCKING FOR HANDRAIL BRACKET SUPPORT. ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED W/ 1/2 IN. GWB MIN. - PROVIDE 80 IN. MIN HEADROOM CLEARANCE. *FIRESTOP (PER IRC R302.11)
7. EGRESS WINDOW (SILLS) TO BE 44 IN. MAX. A.F.F.- W/ MIN. OPENING 5.7 SF [5.0 SF MIN. AT GROUND LEVEL] - EGRESS WINDOWS SHALL BE OPERATIONAL FROM INSIDE WITHOUT THE USE OF KEYS, TOLLS OR SPECIAL KNOWLEDGE (IRC R310).
8. PROVIDE TEMPERED GLAZING *AS INDICATED [SG] - (IRC R308).
9. DIRECT VENT FIREPLACE - INSTALL PER MFGR'S SPEC'S. - PROVIDE FIRESTOP SURROUND, UL APPROVED AND LABELED. PROVIDE GLASS DOORS (IRC R1004).
10. TUBS/SHOWERS SHALL COMPLY W/ IRC R307.2. - TOILETS SHALL HAVE 15 IN. CLR. SPACE EACH SIDE CENTERLINE OF WC / 21 IN. CLR. SPACE IN FRONT. PROVIDE 2X BLOCKING FOR TOWELS/TP HOLDERS : TOWEL BARS UP 48 IN. AFF -(OR UNDER WINDOW SILL AS OCCURS).
    SHOWER DOOR MIN. 22 IN. WIDTH / SWING OUT (30 IN WIDE X 24 IN DEEP MIN. CLR. REQUIRED AT SHWR DOOR) - ENCLOSURES TO BE SAFETY GLASS PER IRC R308.
11. TUB/SHOWER CONTROL VALVES TO BE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
12. PROVIDE SMOOTH, HARD, NON-ABSORBENT SURFACE O/ 1/2 IN. "WONDERBOARD" OR EQ. O/ GRADE "B" PAPER TO HEIGHT OF 76 IN. ABOVE DRAIN INLET. NOTE: VAPOR BARRIER NOT PERMITTED BEHIND WP. GWB AT EXTERIOR WALL.
13. PROVIDE 2.5 GPM SHOWER FLOW RESTRICTOR/ 1.6 GAL MAX. PER WC .
14. EXTERIOR HOSE BIBS: PROVIDE FREEZE RESISTANT FIXTURE W/NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
15. DRYER VENT DUCT SHALL BE SMOOTH METAL EXTENDING TO EXTERIOR W/BACK DRAFT DAMPER.
16. 100 CFM MIN. WHOLE HOUSE FAN ON 24-HR CLOCK - VERIFY LOCATION

TYPICAL GARAGE NOTES:

PROVIDE SELF CLOSING, TIGHT FITTING 1-3/8" SOLID CORE WOOD DOOR (20 MIN) .

SEE PLAN FOR HOT WATER HEATER LOCATION -PROVIDE BARRIER PROTECTION AS REQUIRED - (IE: ANCHORED STEEL BOLLARDS OR EQ.)

PROVIDE HOT WATER TEMPERATURE AND PRESSURE RELIEF VALVE - TERMINATING OUTSIDE

ALL SOURCES OF IGNITION TO BE A MINIMUM OF 18" A.F.F.

PROVIDE SEISMIC STRAPS AS REQUIRED BY IRC.

OCCUPANCY SEPARATION - SEE IRC CODE NOTES - SHEET A-9

PROVIDE 8" DIA. COMBUSTION AIR VENT PLACED MAX. 12" BELOW CEILING FOR WATER HEATER (AND FURNACE - IF OCCURS).

GARAGE NOTES

RECESSED EXHAUST FAN (CFM - AS NOTED)

WHOLE HOUSE FAN: INTERMITTENT RUN FAN @ 75% RUN TIME; PER TABLE M1507.3.3-(2); FACTOR 1.0 x 75 CFM = 100 CFM FAN SIZE

WHOLE HOUSE FAN LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS: " WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS ". - PER M1507.3.2.

DRYER VENT : 2015 IRC, M1502.4.6 - WHERE THE EXHAUST DUCT EQUIVALENT LENGTH IS >35 FT., THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON A PERMANENT LABEL. LABEL TO BE LOCATED WITHIN 6 FT. OF EXHAUST DUCT CONNECTION.

S.D. 110V SMOKE ALARM (INTERCONNECTED) W/BATTERY BACK-UP

SMOKE ALARMS SHALL NOT BE WITHIN 10 FT HORIZONTALLY FROM A FIXED OR STATIONARY COOKING APPLIANCE. IF WITHIN 10 FT. TO 20 FT, IT SHALL HAVE A ALARM SILENCING BUTTON OR BE OF THE PHOTOELECTRIC TYPE.

CMD CARBON MONOXIDE DETECTOR/ALARM

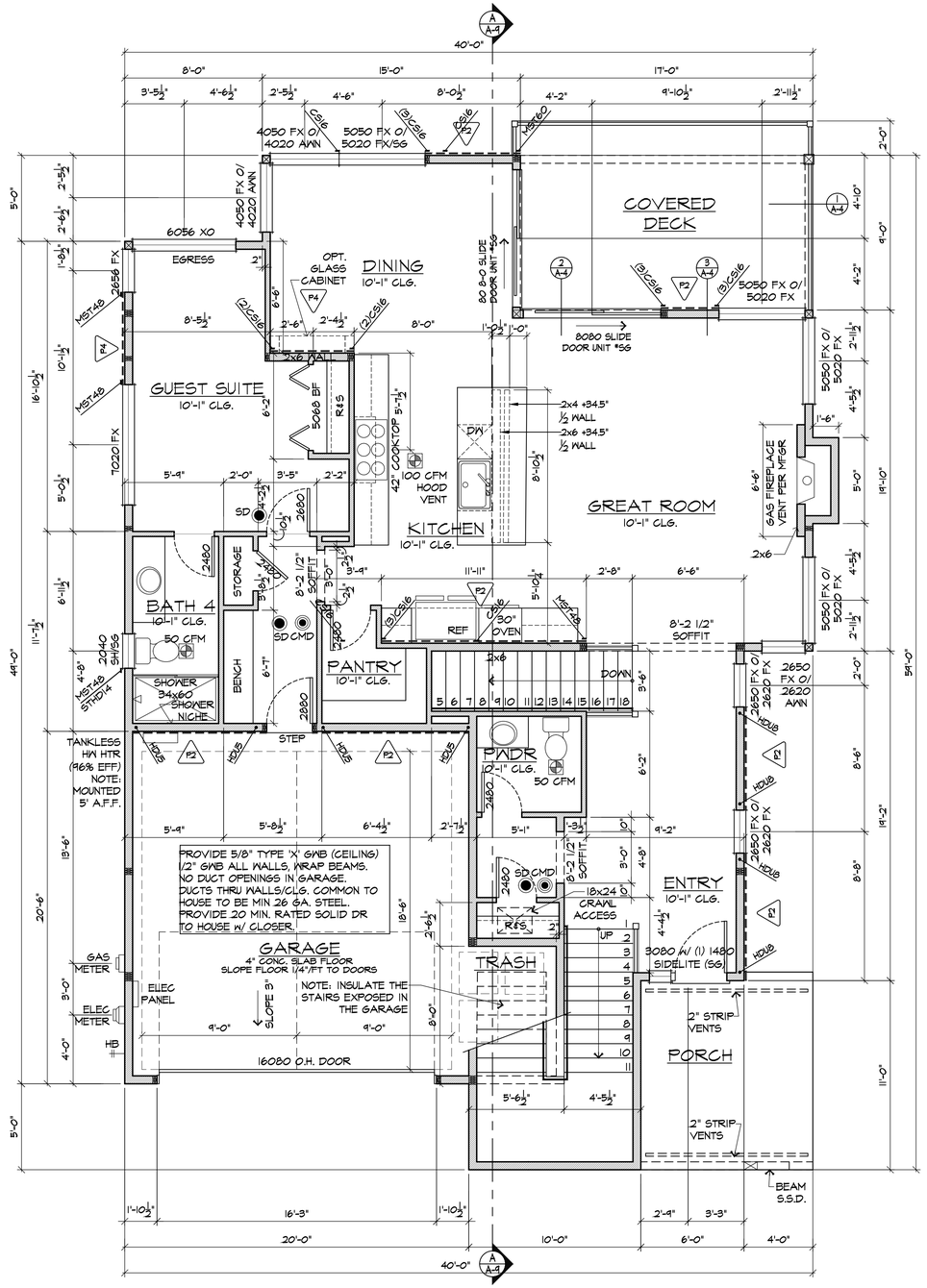
FAN/DETECTOR NOTES

FLOOR AREA SUMMARY

FLOOR PLAN CALCULATIONS

LOWER FLOOR	=	997 SF
MAIN FLOOR	=	1,432 SF
UPPER FLOOR	=	1,645 SF
TOTAL AREA	=	4,074 SF
GARAGE	=	448 SF
DECK(S)	=	332 SF
COVER'D PATIO	=	153 SF
COVER'D PORCH	=	110 SF

NOTE:
ALL EXTERIOR WALLS : P6
UNLESS NOTED OTHERWISE



NOTE:
THIS PLAN TO BE USED ONLY ON 50'-0" MIN. WIDE LOTS IN ORDER TO MAINTAIN A 5'-0" MIN. SETBACK ON EITHER SIDE.

MAIN FLOOR PLAN 'A'

1/4" = 1'-0"

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ISSAQUAH, WA

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MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

MAIN FLOOR PLAN
'A' ELEVATION REVERSED

APPROVED
12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

9/24/19
CHARLES B. VOELKER
STATE OF WASHINGTON
23280
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 9/21/20

PLAN NUMBER:
4114

PAGE NUMBER:
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NOTE:
ALL EXTERIOR WALLS : P6
UNLESS NOTED OTHERWISE

GENERAL PLAN NOTES

1. ELEVATION OF FLOOR/LANDING 1-1/2 IN. MAX [OR 7-3/4 IN MAX FOR INSWING DR] BELOW THRESHOLD IS REQ'D FROM THE REQ'D EXIT DOOR. WHERE THE DOOR IS NOT THE REQ'D EXIT DR - A STAIR OF 2 OR FEWER RISERS IS PERMITTED WHERE THE DOOR DOES NOT SWING OVER RISER.
2. VENT HOOD WITH LIGHT AND 100 CFM MIN. FAN TO EXTERIOR.
3. PROVIDE 1 IN. MIN. AIR GAP AT DISHWASHER.
4. CRAWL SPACE ACCESS - MIN. 18 IN. x 24 IN. - INSULATE TO R-30 AND WEATHERSTRIP.
   ATTIC ACCESS: 22 IN. x 30 IN. MIN OPENING - INSULATE AND WEATHERSTRIP DOOR w/12 IN. HIGH (DAM) AND 30 IN. MIN. HEADROOM.
5. GUARDRAIL: 36 IN. MIN. HIGH - OPENINGS SUCH THAT A SPHERE 4 IN. DIA. CANNOT PASS THROUGH. REQUIRED WHERE DROP IS MORE THAN 30 IN. TO FLOOR/GRADE WITHIN 36 IN. (PER IRC R312) -
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16. 100 CFM MIN. WHOLE HOUSE FAN ON 24-HR CLOCK - VERIFY LOCATION

PLAN NOTES

RECESSED EXHAUST FAN (CFM - AS NOTED)

WHFF — WHOLE HOUSE FAN: INTERMITTENT RUN FAN @ 75% RUN TIME:
PER TABLE M1507.3.3-(2); FACTOR 1.3 x 75 CFM = 100 CFM FAN SIZE

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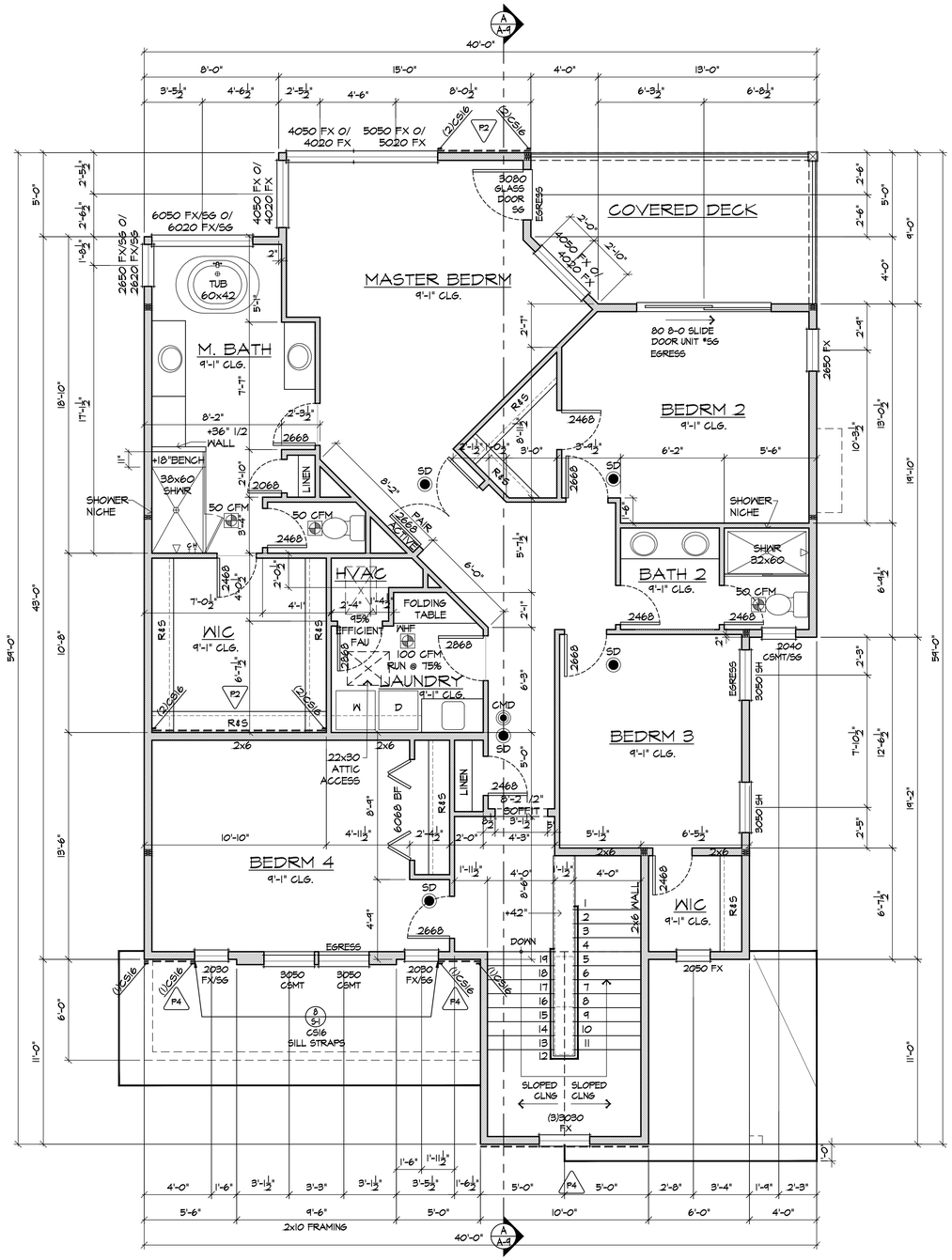
CMD — CARBON MONOXIDE DETECTOR/ALARM

FAN/DETECTOR NOTES



UPPER FLOOR PLAN 'A'

1/4" = 1'-0"

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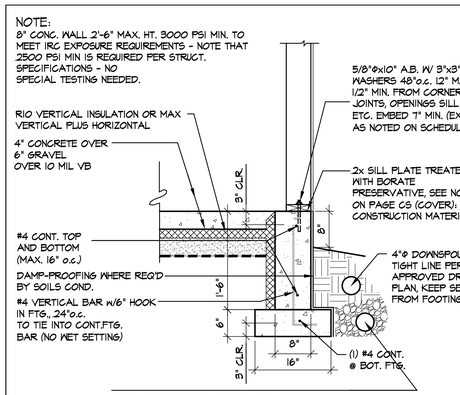
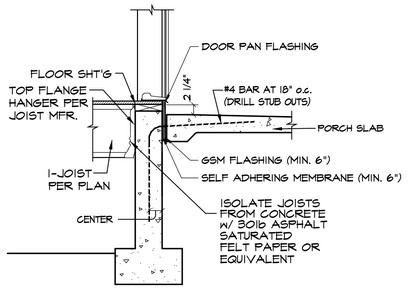
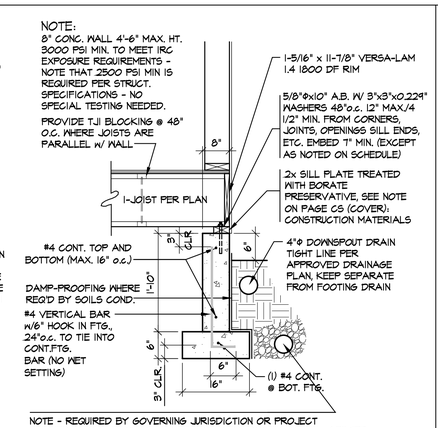


NOTE - REQUIRED BY GOVERNING JURISDICTION OR PROJECT SPECIFICATIONS. PROVIDE 4"Ø PERFORATED FOOTING DRAIN W/ FILTER FABRIC IN FREE DRAINING FILL.

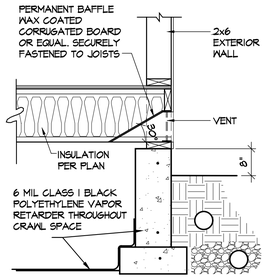
1 FND DETAIL @ S.O.G
SCALE: 3/4" = 1'-0"





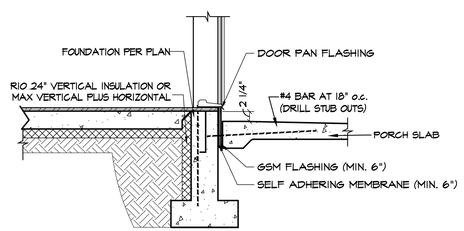
NOTE - REQUIRED BY GOVERNING JURISDICTION OR PROJECT SPECIFICATIONS. PROVIDE 4"Ø PERFORATED FOOTING DRAIN W/ FILTER FABRIC IN FREE DRAINING FILL.

2 FND DETAIL @ JOIST
SCALE: 3/4" = 1'-0"

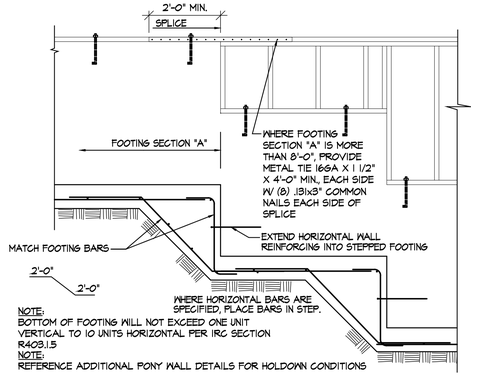


4 CRAWL VENT
SCALE: 3/4" = 1'-0"

5 ISOLATED FOOTING
SCALE: 3/4" = 1'-0"

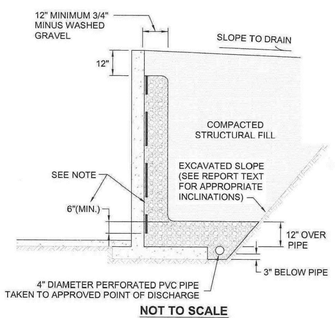


6 REAR PATIO
SCALE: 3/4" = 1'-0"



NOTE:
BOTTOM OF FOOTING WILL NOT EXCEED ONE UNIT VERTICAL TO 10 UNITS HORIZONTAL PER IRC SECTION R403.1.5
NOTE:
REFERENCE ADDITIONAL PONY WALL DETAILS FOR HOLDOWN CONDITIONS

7 STEPPED FOOTING
SCALE: 3/4" = 1'-0"



NOT TO SCALE

NOTE:

MIRADRAIN G100N PREFABRICATED DRAINAGE PANELS OR SIMILAR PRODUCT CAN BE SUBSTITUTED FOR THE 12-INCH WIDE GRAVEL DRAIN BEHIND WALL. DRAINAGE PANELS SHOULD EXTEND A MINIMUM OF SIX INCHES INTO 12-INCH THICK DRAINAGE GRAVEL LAYER OVER PERFORATED DRAIN PIPE.

8 BELOW GRADE FOUNDATION WALL PER GEOTECH REPORT

DETAILS

SEE SHEAR WALL SCHEDULE FOR BOLT SPACING

ALL BEAMS DF #2 OR HF #1 UNLESS OTHERWISE NOTED

ALL GIRDER JOINTS SHALL OCCUR OVER SUPPORTS, AND THE ENDS OF GIRDERS AND BEAMS SHALL HAVE NOT LESS THAN 3" OF BEARING.

FRAMER RESPONSIBLE FOR OFFSETTING JOISTS FOR PLUMBING DRAINS

FRAMER RESPONSIBLE TO TRACE POINT LOADS THROUGH TO FOUNDATION AND PROVIDE SOLID BLOCKING OR POSTS AS NEEDED

NOTES

STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING IS GREATER THAN 1/2 IN. IN THE LEAST DIMENSION.

METER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER THE BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.

IN OR FROM BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.

TUB WASTE OPENINGS IN FRAMED CONSTRCUTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 IN. IN THE LEAST DIMENSION.

RATPROOFING

R408.2 (UNDER FLOOR)VENTILATION
(W/ WAC AMENDMENTS)

THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS.

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF UNDER FLOOR AREA.

VENTS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION, EXCEPT ONE SIDE IS PERMITTED TO HAVE NO VENTILATION OPENINGS.

VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSIONS BEING 1/8 IN. THICK.

VENTILATION CALCULATIONS

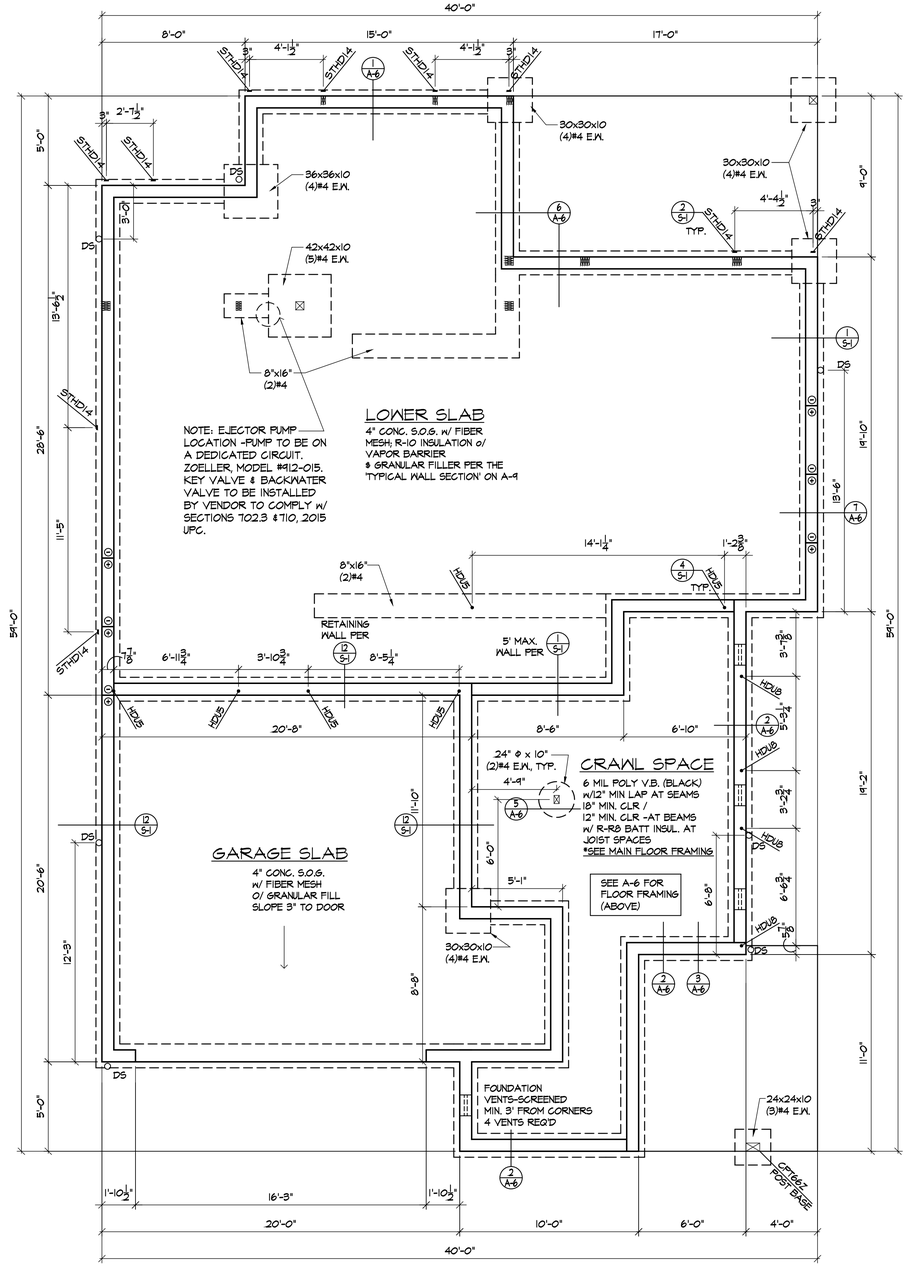
$\frac{327 \text{ SQ. FT. AREA}}{300}$ = 1.09 SQ. FT. REQUIRED

TYP. VENT= $\frac{7" \times 14"}{144}$ = 0.68 SF

0.68 x .75% FVA = 0.51 EA. VENT

1.09 SF REQ'D / 0.51 SF = 2.1 VENTS REQ'D
*PROVIDED = 4 VENTS - SEE PLAN

CRAWL VENTS



FOUNDATION PLAN 'A'

1/4" = 1'-0"

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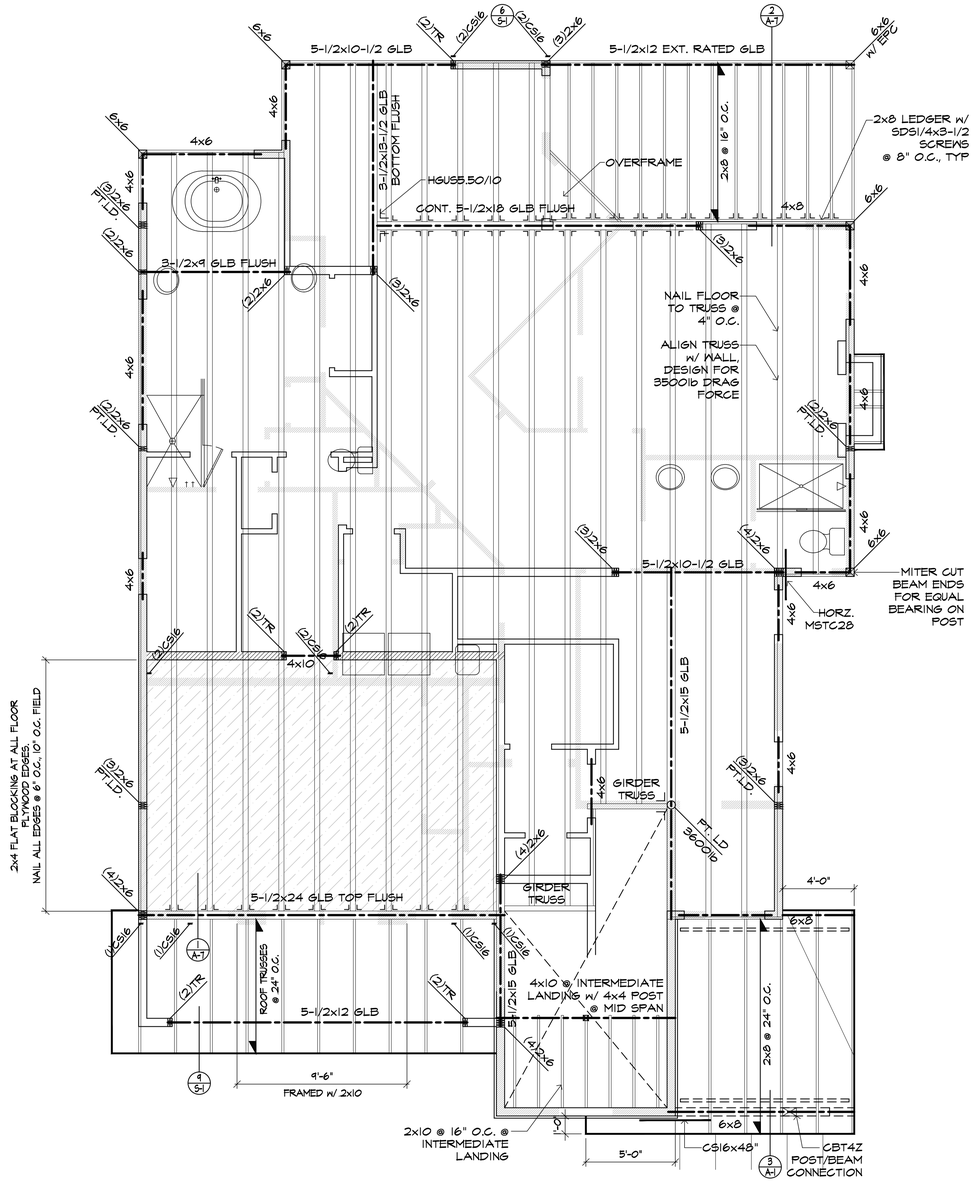
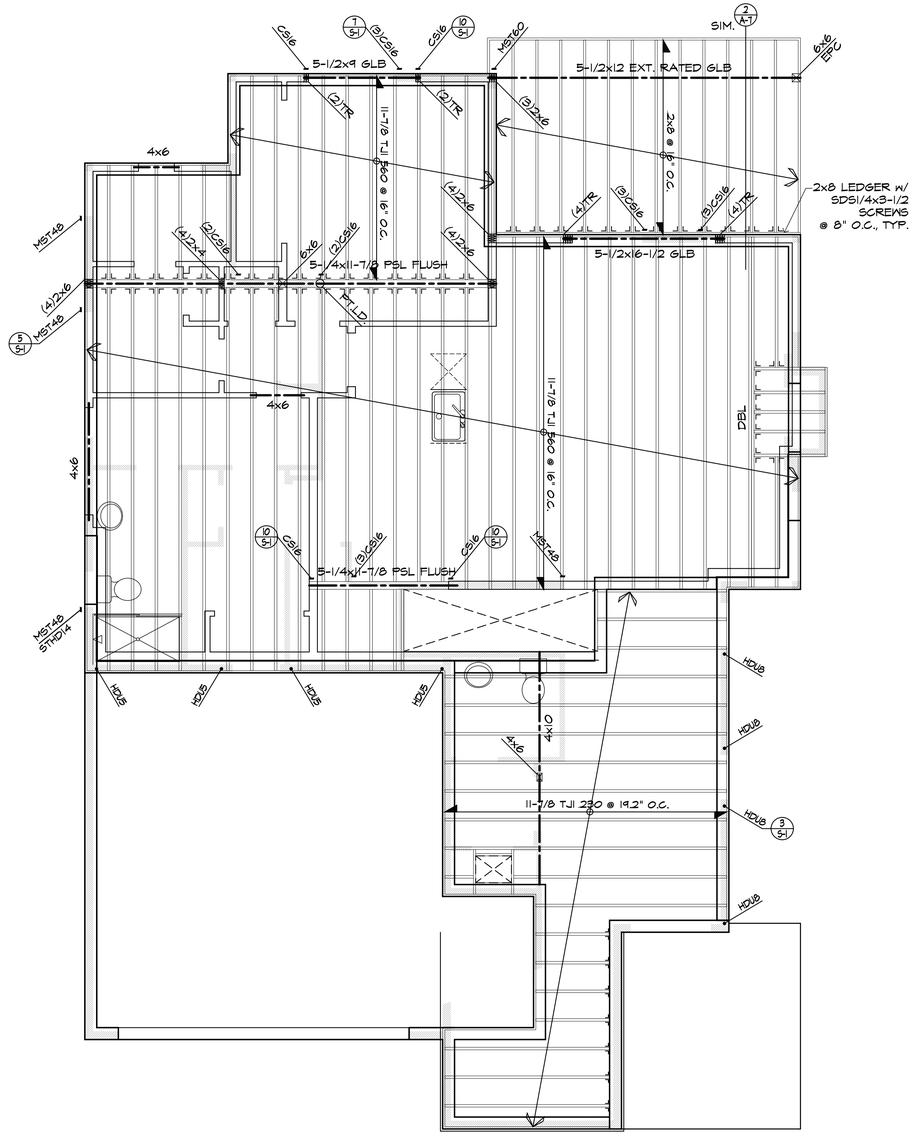
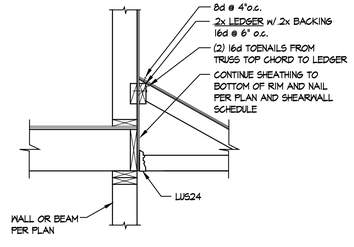


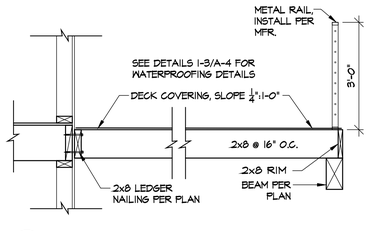
UPPER FLOOR FRAMING 'A' 1/4" = 1'-0"



MAIN FLOOR FRAMING 'A' 1/4" = 1'-0"



1 ROOF/WALL CONNECTION
SCALE: 3/4" = 1'-0"



2 DECK SECTION
SCALE: 1/2" = 1'-0"

DETAILS

- ALL HEADERS HEIGHTS PER ELEVATION (A-1, A-2)
- ALL HEADERS AND BEAMS TO BE DF#2 OR HF#1 UNLESS NOTED OTHERWISE
- HEADERS REQUIRE ONLY ONE TRIMMER STUD EACH END, UNLESS NOTED OTHERWISE
- PROVIDE BLOCKING BETWEEN JOISTS OVER ALL SUPPORTS
- ROOF FRAMING MEMBERS TO BE @ 24" O.C. UNLESS NOTED OTHERWISE
- INDICATES LOAD BEARING INTERIOR WALLS
- INDICATES FRAMED WALLS ABOVE
- FRAMER RESPONSIBLE TO OFFSET JOISTS FOR PLUMBING DRAINS
- SEE SHEET S-2 FOR SHEAR WALL SCHEDULE AND ADDITIONAL DETAILS
- COLUMNS TO BE (2) 2x STUDS (U.N.O.)
- JOISTS TO BE 18" OWT AT 24" O.C. OR AND 11-7/8 TJI SERIES 110 @ 16" O.C. UNLESS NOTED OTHERWISE

FRAMING NOTES

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2/01/21
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REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/21/22

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M1305.1.3 APPLIANCES IN ATTICS.

ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.

THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE.

A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES (508 MM BY 762 MM), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

ATTIC NOTES

ROOF FRAMING NOTES

- BEAMS TO BE DF #2 OR HF #1 SIZE AS NOTED UNLESS NOTED OTHERWISE WITH ONLY ONE TRIMMER STUD EACH END, UNLESS NOTED OTHERWISE
- TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR COMPLIANCE W/ IRC 2015 TABLE 301.5.
- PREFABRICATED TRUSSES SHALL HAVE STAMPED ENGINEERING ON THE JOB SITE FOR INSPECTION PURPOSES. NO FIELD ALTERATIONS ALLOWED.
- TRUSS MANUFACTURER TO SUPPLY REQUIRED TRUSS-TO-TRUSS HANGERS AND ALL BLOCKING (ALSO AT RAFTERS)
- ALL FRAMING MEMBERS TO BE @ 24" O.C. UNLESS OTHERWISE NOTED
- SEE EXTERIOR ELEVATIONS (SHEETS A-1, A-2) FOR ROOF PITCHES
- LOW ROOF OVERHANGS EXTEND 18" PAST UPPER WALL CORNER UNLESS OTHERWISE NOTED

25 PSF SNOW LOADING - ROOF OVERFRAMING TABLE

RAFTER SIZE	ALLOWABLE SPAN
2x4 @ 24" O.C.	7 FT.
2x6 @ 24" O.C.	11 FT.
2x8 @ 24" O.C.	14 FT.
2x10 @ 24" O.C.	17 FT.

NOTES:
1. HF #2 LUMBER
2. RIDGE BOARDS TO BE ONE SIZE LARGER THAT RAFTERS.
3. SHEATH AND NAIL MAIN ROOF PRIOR TO CONSTRUCTING OVERFRAMING.
4. CONSTRUCT VALLEYS BY LAYING A 2x MEMBER FLAT ONTO THE MAIN ROOF. VALLEYS TO BE SAME SIZE AS RAFTERS.
5. PROVIDE ACCESS AND VENTILATION TO THE OVERFRAME AREAS AS REQUIRED.

OVERFRAME NOTES

R806- ROOF VENTILATION :

VENTILATED AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED ** 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED - TO BE NO MORE THAN 3 FEET (VERTICALLY) BELOW THE HIGHEST POINT OF SPACE AND THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

(MAIN) UPPER ROOF VENTING:

APPROX: 1,913 SQ FT AREA / 300 = 6.38 SQ. FT. VENTILATION REQ'D.

50% AT/NEAR RIDGE (WITHIN 3 FT) - 50% AT CORNICE/EAVE
= 3.19 SF UPPER VENTING - REQ'D, 3.19 SF LOWER VENTING - REQ'D.

UPPER

ROOF VENTS (UPPER): ((10"x10")/144) x 75% FVA= 0.50 SF EA.

THUS: 3.19 SF RQ'D/0.50 SF EA = 6.38 ~ [7] ROOF VENTS REQ'D (UPPER)

[9] ROOF VENTS PROVIDED

LOWER

LOWER VENTING - PROVIDE [9] ROOF VENTS
(0.50 x 9 = 4.5 SF >= 3.5 SF REQ'D

: ROOF VENTS (LOW) ((10"x10")/144) x 75% FVA= 0.50 SF EA.

OR.

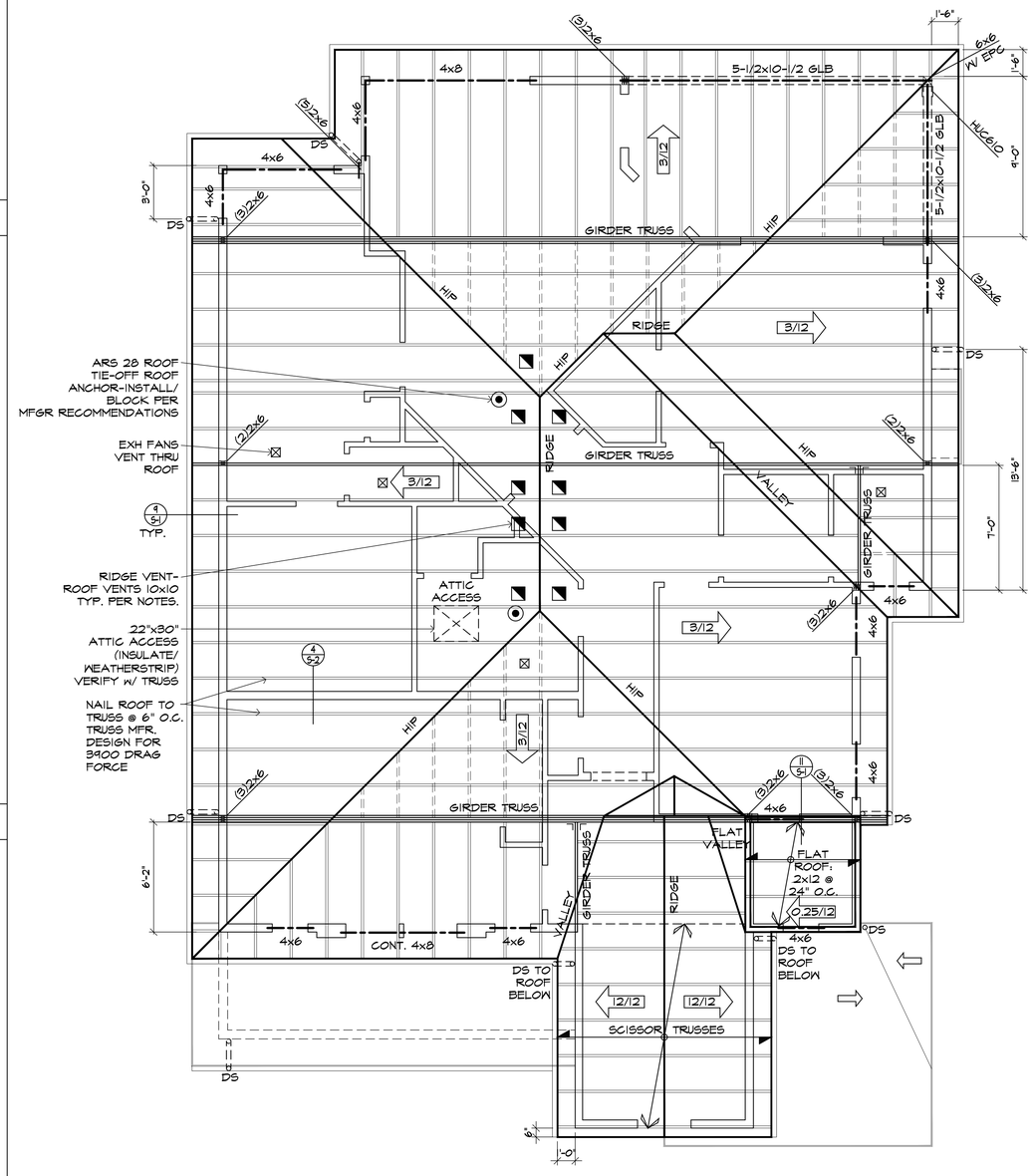
LOWER

CORNICE VENT : VENT BLOCKS - TYPICAL 3 HOLE (2.50 IN ø)/ PER BAY
=4.9 IN SQ x 4 x 50% FVA=9.81 IN SQ=0.051 FT SQ /EA. FRAMING BAY
THUS: 3.19 SF RQ'D/0.051 SF EA = 62.54 ~ [63] FRAMING BAYS REQ'D
PROVIDED FRAMING BAYS (SEE PLANS) ~ 80 FRAMING BAYS = 4.08 > 3.19

TOTAL VENTING REQUIRED : 6.38 SF

TOTAL VENTING PROVIDED : 8.58 SF

ATTIC VENTILATION



ROOF PLAN 'A'

1/4" = 1'-0"

TALUS

ISSAQUAH, WA

BY TALUS 7 & 8 INVESTMENT, LLC
22430 SE 231ST
MAPLE VALLEY
WA 98038

VOELKER ENGINEERING
1911 116th Ave. NE
Bellevue, WA 98004
425-451-4946

ROOF PLAN
'A' ELEVATION
REVERSED

APPROVED
12/14/2021 CITY OF ISSAQUAH
Reviewed for Code Compliance

9/24/19
CHARLES B. VOELKER STATE OF WASHINGTON 23280 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/21/ 20

PLAN NUMBER:
4114

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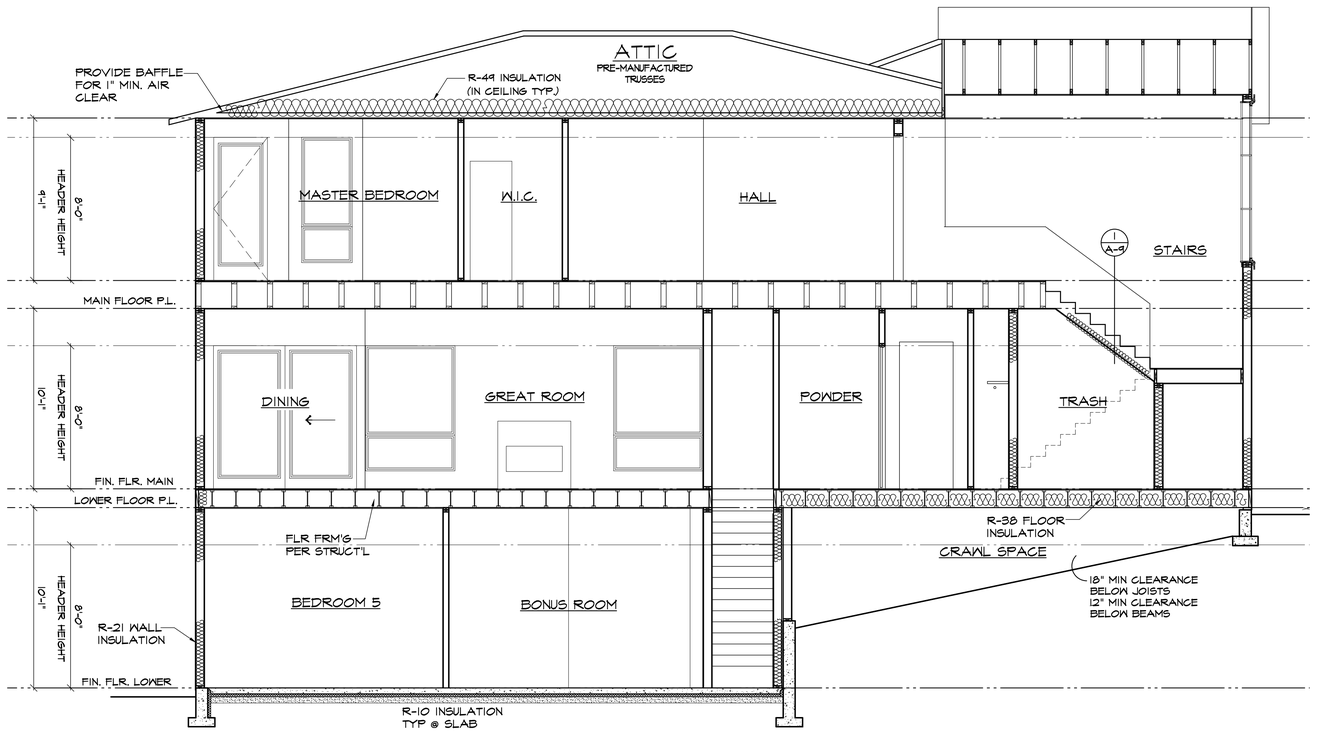
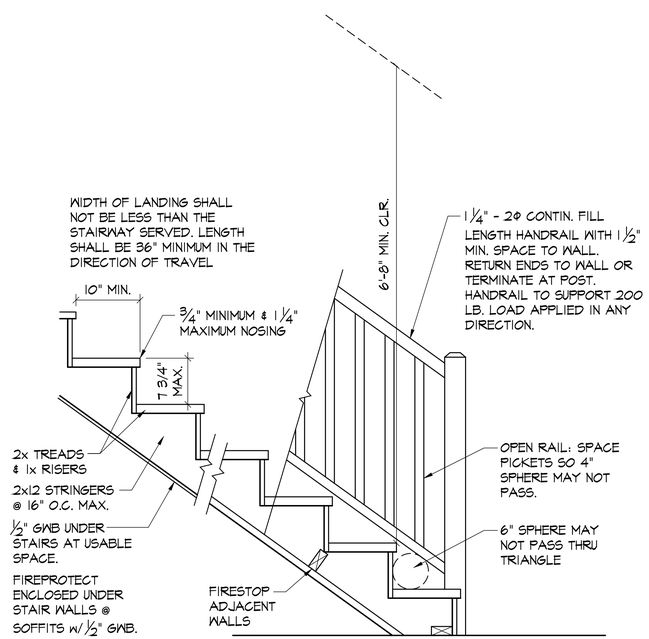
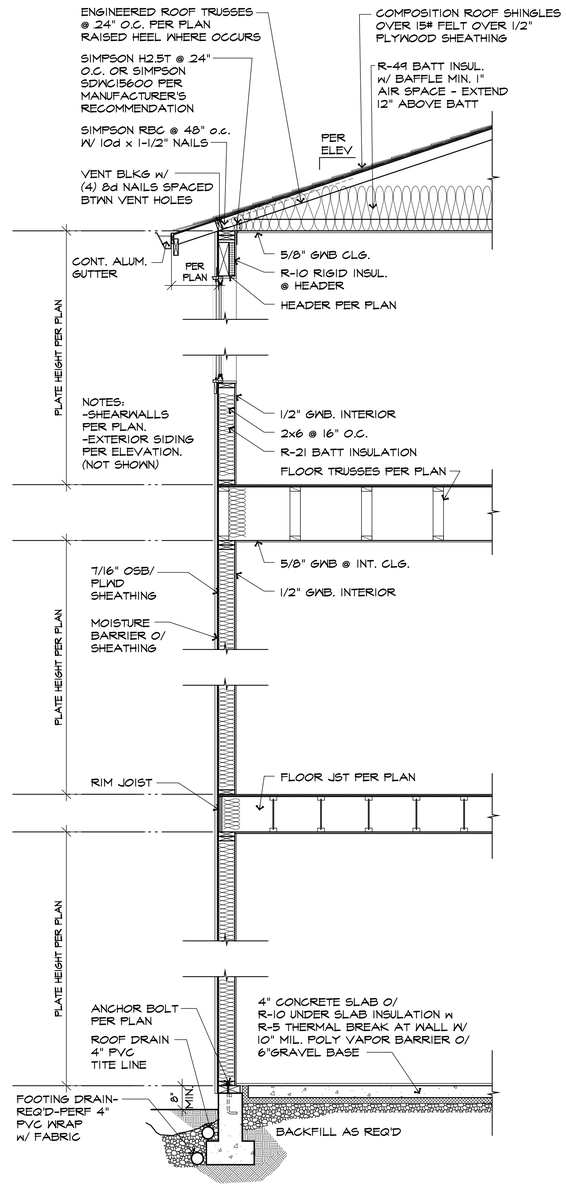
A-8



BUILDING SECTION 1/4" = 1'-0"



1. TYP. STAIR SECTION 1" = 1'-0"



TYP. WALL SECTION 1/2" = 1'-0"

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SECTIONS REVERSED

APPROVED
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IRC CODE NOTES:

SECTION 302.5 DWELLING/GARAGE OPENING/PENETRATION PROTECTION.

OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3..

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE..

R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 , ITEM 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. ATTACHMENT OF GWB SHALL COMPLY WITH IRC-TABLE 702.3.5

TABLE R302.6 DWELLING/GARAGE SEPARATION.

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTIC	NOT LESS THAN 1/2 IN. GWB OR EQUAL APPLIED TO GAR. SIDE.
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE.	NOT LESS THAN 5/8 IN. TYPE "X" GWB OR EQUIVALENT.
STRUCTURE(S) SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SEC.	NOT LESS THAN 1/2 IN. GWB OR EQUIVALENT.
GARAGES LOCATED LESS THAN 3 FT. FROM DWEILLING UNIT ON SAME LOT.	NOT LESS THAN 1/2 IN. GWB OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

R302.7 UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

SECTION R307 TOILET , BATH SPACES

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.5 FIRE SPRINKLERS. PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE GARAGE HAS BEEN DESIGNED BASED ON TABLE R302.1(2), FOOTNOTE [A]. SPRINKLERS IN GARAGE SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SEC. P2904. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK RESPONSE SPRINKLERS , DESIGNED TO PROVIDE DENSITY OF 0.05 GPM/SF. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

* EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2 EMERGENCY ESCAPE / RESCUE OPNG'S SHALL HAVE MIN. DIM'S. AS:

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF.

THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

* EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

R310.2.2 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR; (MEASURED TO BOTTOM OF OPENING) WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

R310.2.3.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

R310.3 EMERGENCY /RESCUE DOORS' OPENINGS HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVING AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3.2.

SECTION R312.1 GUARDS

R312.1.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 IN. MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

*EXCEPTIONS:
1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
2. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE NOT LESS THAN 34 IN. AND NOT MORE THAN 38 IN. MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R312.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

*EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
2. GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES IN DIAMETER.

SECTION R311.7 STAIRWAYS.

R311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31-1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

*EXCEPTION: WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 4-3/4 IN.

R311.7.5.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 IN. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 IN. RISERS SHALL BE VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 IN DIA .SPHERE.

* EXCEPTION : THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS.

R311.7.5.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.5.3 NOSINGS. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 IN. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 IN. SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BTWN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH.

*EXCEPTION: A NOSING IS NOT REQ'D WHERE TREAD IS A MINIMUM OF 11 IN.

R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EA. CONTINUOUS RUN OF TREADS/ FLIGHT WITH 4 OR MORE RISERS.

R311.7.8.1 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 IN. AND NOT MORE THAN 38 IN.

*EXCEPTIONS:
1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
2. WHEN HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, THE TRANSITION FROM HANDRAIL TO GUARDRAIL, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

R311.7.8.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

*EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R311.7.8.3 GRIP-SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
[1.] TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIA. OF AT LEAST 1-1/4 IN. AND NOT GREATER THAN 2 IN. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 IN. AND NOT GREATER THAN 6-1/4 IN. WITH A MAX. CROSS SECTION OF 2-1/4 IN. - EDGES SHALL HAVE A MIN. RADIUS OF 0.01 IN .

SECTION R314 SMOKE ALARMS

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.

R314.4 INTERCONNECTION. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SEC. R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1.1 CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

R315.2.1 CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST:
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY (< 21 FT) OF THE BEDROOMS, AND ON EACH LEVEL OF DWELLING UNIT.

WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

R315.6 CARBON MONOXIDE DETECTION . CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.6.1 THROUGH R315.6.4.

R315.6.1 HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA 720. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2075.

R315.6.2 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R315.3. THESE LOCATIONS SUPERSEDE THE LOCATIONS SPECIFIED IN NFPA 720.

R315.6.3 PERMANENT FIXTURE. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER.

R315.6.4 COMBINATION DETECTORS. COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS IN LIEU OF CARBON MONOXIDE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268.

SECTION R308 GLAZING

R308.1 IDENTIFICATION. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION.

R308.2 LOUVERED WINDOWS OR JALOUSIES. REGULAR, FLOAT, WIRED OR PATTERNED GLASS IN JALOUSIES AND LOUVERED WINDOWS SHALL BE NOT LESS THAN NOMINAL 3/16 INCH THICK AND NOT MORE THAN 48 INCHES IN LENGTH. EXPOSED GLASS EDGES SHALL BE SMOOTH.

R308.2.1. WIRED GLASS WITH WIRE EXPOSED ON LONGITUDINAL EDGES SHALL NOT BE USED IN JALOUSIES OR LOUVERED WINDOWS.

R308.4 HAZARDOUS LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

*EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3- INCH-DIAMETER SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

*EXCEPTIONS:EDED
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO FIXED PANEL OF PATIO DR.

R308.4.3 GLAZING IN WINDOWS IN AN FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING SHALL BE CONSIDERED TO BE A HAZARDOUS LOC.
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF,
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 IN A.F.F.,
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 IN A.F.F.; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 IN., MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

*EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITH- STANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.5 GLAZING AND WET SURFACES. - IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

* EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS. WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 IN. ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS/RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

*EXCEPTIONS:
1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZT'L. LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.
2. GLAZING 36 IN. OR MORE HORIZT'L FROM THE WALKING SURFACE.

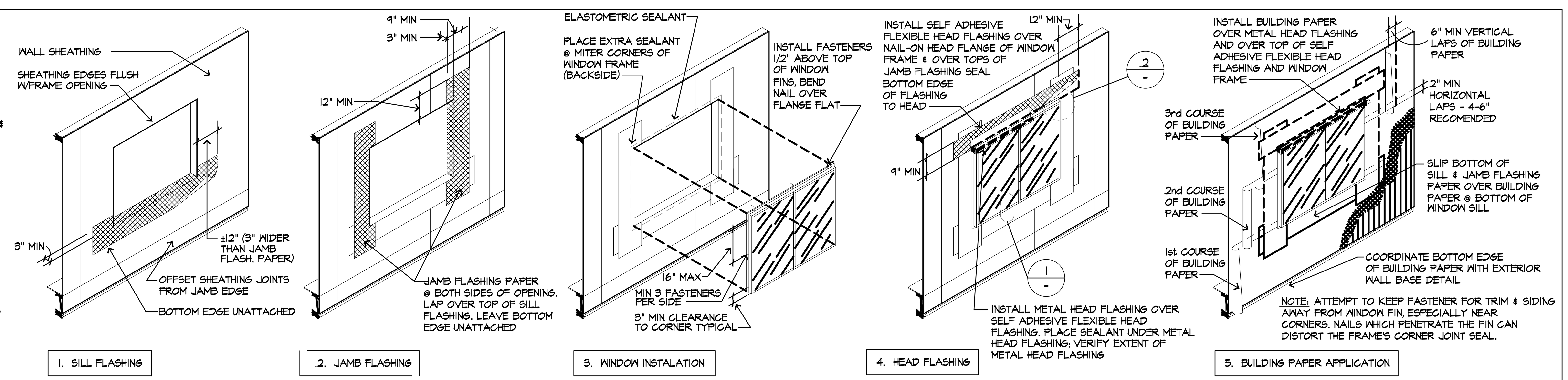
R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING WHERE THE GLAZING IS LESS THAN 36 IN. ABOVE THE LANDING AND WITHIN A 60 IN. HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

* EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE GLASS IS MORE THAN 18 IN. FROM THE GUARD.

R308.6.2 SKYLIGHTS AND SLOPED GLAZING: MATERIALS - THE FOLLOWING TYPES OF GLAZING SHALL BE PERMITTED TO BE USED:
1. LAMINATED GLASS
2. FULLY TEMPERED GLASS.
3. HEAT-STRENGTHENED GLASS.
4. WIRED GLASS.
5. APPROVED RIGID PLASTICS.

1 GENERAL NOTES

1. CUT AND FOLD SELF ADHESIVE FLEXIBLE SILL & JAMB FLASHING INTO FRAME OPENING; LEAVE BOTTOM EDGES ON SILL & JAMB FLASHING UNATTACHED.
2. SEAL WINDOW FRAME TO OPENING. APPLY CONT. BEAD OF SEALANT WITHIN 1/2" OF EDGE OF OPENING OR APPLY CONT. SEALANT ON BACKSIDE OF WINDOW FLANGES @ HEAD, JAMB & SILL; THEN INSTALL FRAME TO OPENING.
3. CHECK WINDOW FINS FOR DAMAGE. REPAIR DAMAGED FINS & IDENTIFY WINDOW FOR LATER SILL TRACK TEST.
4. FASTENERS TO BE HOT DIPPED GALVANIZED ROOFING NAILS (1 1/2") OR EQUAL. MINIMUM PENETRATION OF FRAMING TO BE 1".
5. WHEN INSTALLING A WINDOW: NAIL BOTTOM CORNER FIRST. SET WINDOW STRAIGHT, PLUMB & LEVEL BEFORE SECURING. PROVIDE CONTINUOUS SUPPORT OR SHIMS UNDER FRAME OF SILL IF REQUIRED BY MFR. FASTEN THROUGH SIDES OF FRAME. DO NOT FASTEN THROUGH HEAD UNLESS PERMITED BY WINDOW MFR.
6. INSTALL BUILDING PAPER APPLIED WEATHERBOARD FASHION STARTING FROM BOTTOM TO TOP OF WALL.



17 WINDOW INSTALLATION NOTES

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GENERAL NOTES REVERSED

APPROVED
12/14/2021 CITY OF ISSAQUAH
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PLAN NUMBER: 4114

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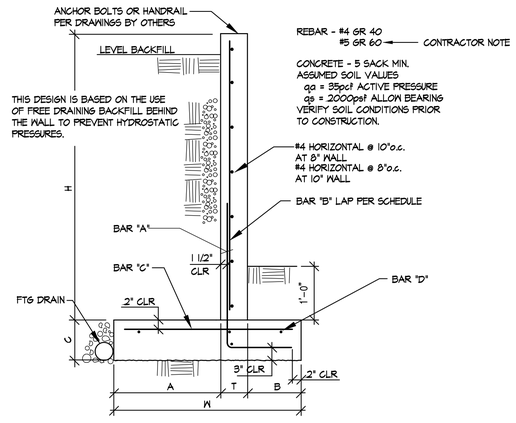
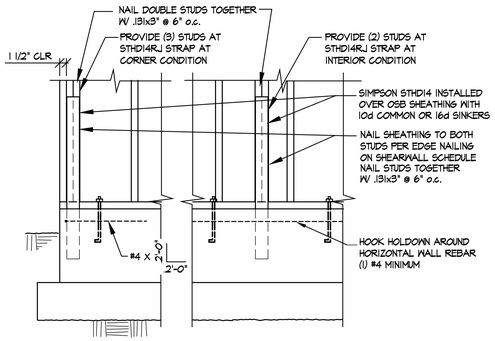
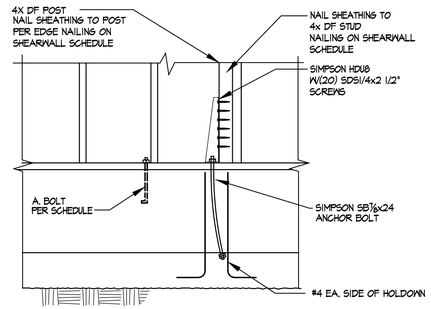


RETAINING WALL SCHEDULE									
H	T	A	B	C	W	BAR "A"	BAR "B"	BAR "C"	BAR "D"
4'-0"	8"	11"	11"	10"	2'-6"	#4 @ 16"	——	#4 @ 18"	3#4
5'-0"	8"	11"	11"	10"	2'-6"	#4 @ 16"	——	#4 @ 18"	3#4
6'-0"	8"	1'-7"	1'-0"	1'-0"	3'-3"	#4 @ 16"	#4 @ 16" LAP 24"	#4 @ 18"	3#4
7'-0"	8"	2'-4"	1'-0"	1'-1"	4'-0"	#5 @ 16"	#4 @ 16" LAP 36"	#4 @ 16"	4#4
8'-0"	8"	3'-1"	1'-0"	1'-1"	4'-9"	#5 @ 16"	#4 @ 16" LAP 36"	#4 @ 16"	4#4
9'-0"	10"	3'-5"	1'-0"	1'-1"	5'-3"	#5 @ 12"	#4 @ 12" LAP 36"	#4 @ 12"	5#4
10'-0"	10"	4'-2"	1'-0"	1'-1"	6'-0"	#5 @ 12"	#5 @ 12" LAP 36"	#5 @ 16"	5#4

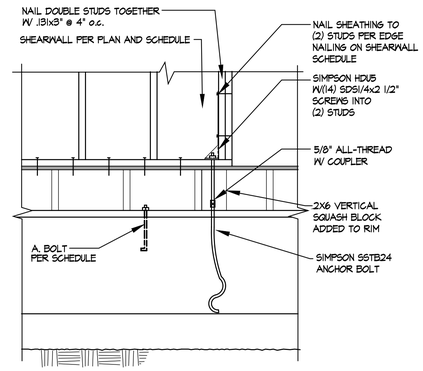
1 FOUNDATION WALL
SCALE: 3/4" = 1'-0"



2 STHD14 HOLDOWN
SCALE: 3/4" = 1'-0"



3 HDU8 HOLDOWN
SCALE: 3/4" = 1'-0"



4 HDU5 HOLDOWN
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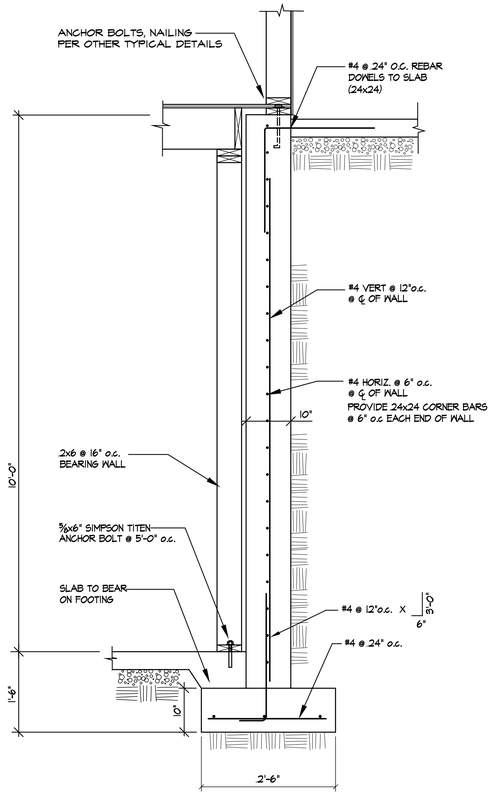
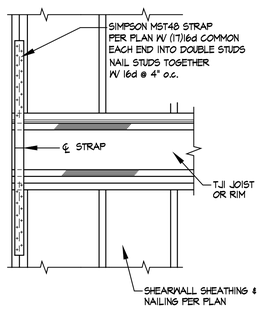
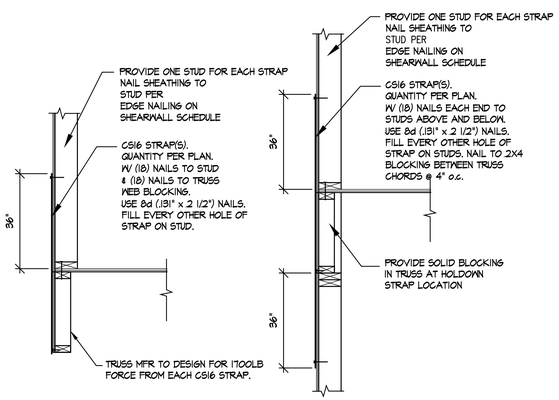


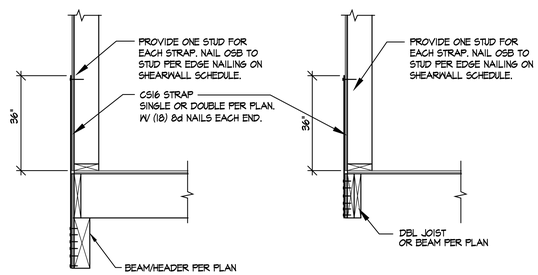
12 GARAGE BASEMENT WALL
SCALE: 3/4" = 1'-0"



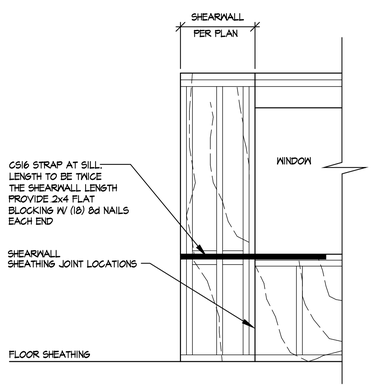
5 MST48 HOLDOWN
SCALE: 3/4" = 1'-0"



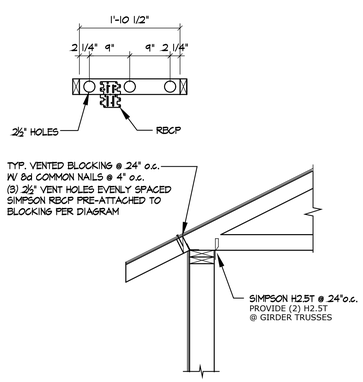
6 CS16 HOLDOWN
SCALE: 3/4" = 1'-0"



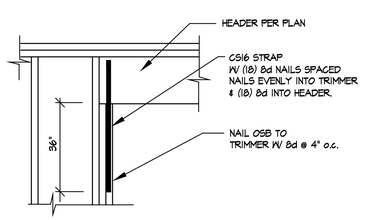
7 CS16 HOLDOWN
SCALE: 3/4" = 1'-0"



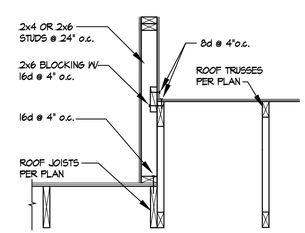
8 SHEARWALL SILL STRAPS
SCALE: 3/4" = 1'-0"



9 TYP EAVE DETAIL
SCALE: 3/4" = 1'-0"



10 BEAM TIE DOWN
SCALE: 3/4" = 1'-0"



11 ROOF DETAIL
SCALE: 3/4" = 1'-0"

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STRUCTURAL DETAILS REVERSED

APPROVED
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9/24/19
CHARLES B. VOELKER STATE OF WASHINGTON 23280 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/21/ 20

PLAN NUMBER:
4114

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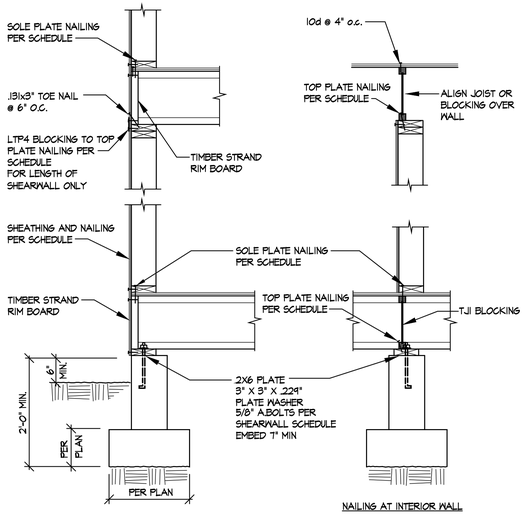
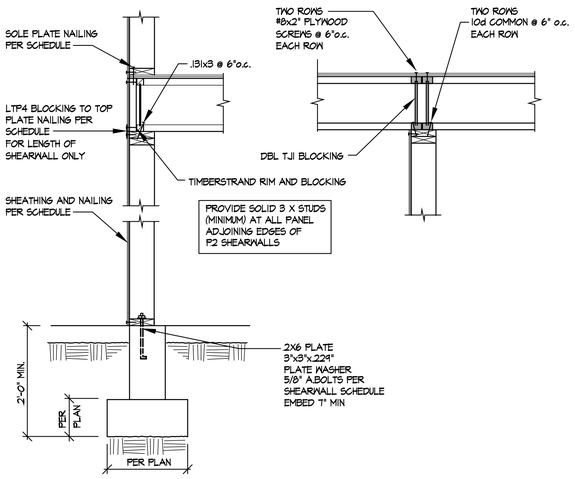


1 P6/P4 SHEARWALLS @ I-JOIST
SCALE: 3/4" = 1'-0"



2 P6/P4 SHEARWALLS @ I-JOIST
SCALE: 3/4" = 1'-0"

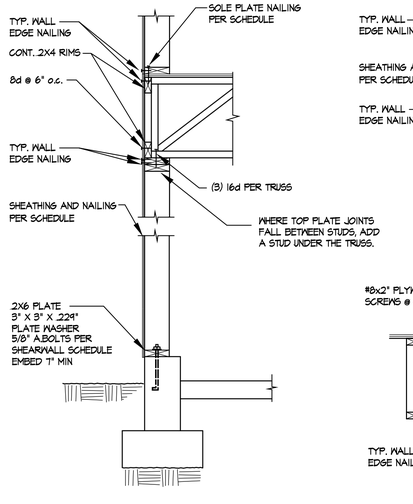
SHEARWALL SCHEDULE 2x & I-JOISTS

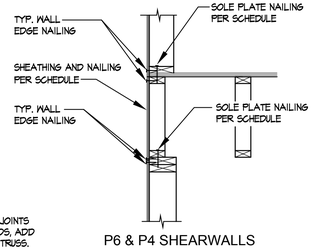
	MARK	SHEATHING	NAIL SPACING EDGE	NAIL SPACING FIELD	5/8" DIA A.BOLT SPA	BLOCKING TO TOP PLATE NAILING OSB RIM	BLOCKING TO TOP PLATE NAILING T.JI JOISTS	SOLE PLATE NAILING
3x STUDS @ ADJOINING PLYWD EDGES	P2	7/16" OSB ONE SIDE	2"o.c.	12"o.c.	16"o.c.	LTP4 CLIPS @ 12"o.c.	(2) ROWS .131"x3" @ 4"	(2) ROWS .131"x3" @ 4"
	P4	7/16" OSB ONE SIDE	4"o.c.	12"o.c.	24"o.c.	LTP4 CLIPS @ 16"o.c.	.131"x3" @ 3½"	.131"x3" @ 3"
	P6	7/16" OSB ONE SIDE	6"o.c.	12"o.c.	48"o.c.	LTP4 CLIPS @ 24"o.c.	.131"x3" @ 6"	.131"x3" @ 6"

1. NAIL ALL OSB WALLS WITH 8d COMMON (.131" DIA. x 2 1/2") NAILS. BLOCK ALL OSB SHEARWALL EDGES.
2. NAIL ALL LTP4 CLIPS WITH 8d COMMON (.131" DIA. x 2 1/2") NAILS. PROVIDE (.131"x3") TOE NAILS @ 6"o.c. FOR TOP PLATE NAILING IN ADDITION TO LTP4 CLIPS.
3. TYPICAL EXTERIOR - 7/16" OSB. SPACE NAILS AT 6"o.c. EDGES, 12"o.c. FIELD.
4. TYPICAL ANCHOR BOLTS. 5/8" DIA @ 48"o.c. (EMBED 7") UNLESS OTHERWISE NOTED. PROVIDE 3"x3"x.229" PLATE WASHERS ON ALL ANCHOR BOLTS. PLATE WASHERS ARE REQUIRED TO EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
5. ALL FRAMING HOLDOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.
6. DO NOT OVERDRIVE NAILS INTO SHEATHING.
7. ALL NAILS INTO PRESSURE TREATED LUMBER TO BE GALVANIZED.
8. ALL SHEARWALL LUMBER TO HF OR DF.

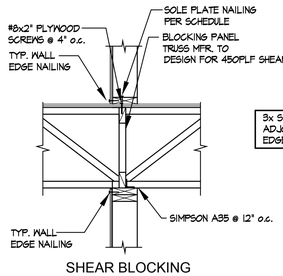
ROOF & FLOOR SHEATHING
ROOF SHEATHING: 7/16" OSB APA RATED SHEATHING (24/16). LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAILING SHALL BE 8d COMMON (.131" DIA.) AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS.

FLOOR SHEATHING: 3/4" CDX APA RATED PLYWOOD (48/24) NAILED AND GLUED. ADHESIVES SHALL CONFORM TO APA SPECIFICATION AFG 01. PROVIDE T&G EDGES AT LONG PANEL EDGES.
ATTACH W/ #8x2" PLYWOOD SCREWS, GRABBER OR QUICK-DRIVE #SNTL2.
SPACE SCREWS @ 6" o.c. AT PANEL EDGES AND 10" o.c. FIELD.
PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0".

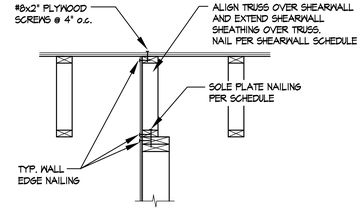




P6 & P4 SHEARWALLS



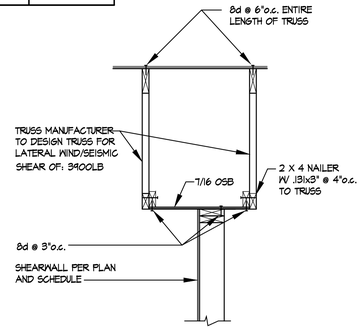
SHEAR BLOCKING AT ALL SHEARWALLS



3 P6/P4 SHEARWALLS @ TRUSS
SCALE: 3/4" = 1'-0"

SHEARWALL SCHEDULE AT TRUSSES

	MARK	SHEATHING	NAIL SPACING EDGE	NAIL SPACING FIELD	5/8" DIA A.BOLT SPA	NAILING AT RIM/BLOCKING	SOLE PLATE NAILING
3x STUDS @ ADJOINING PLYWD EDGES	P2	7/16" OSB ONE SIDE	2"o.c.	12"o.c.	16"o.c.	LTP4 & A35 CLIPS @ 16"o.c.	(2) ROWS .131"x3" @ 4"
	P4	7/16" OSB ONE SIDE	4"o.c.	12"o.c.	24"o.c.	LTP4 CLIPS @ 16"o.c.	.131"x3" @ 3"
	P6	7/16" OSB ONE SIDE	6"o.c.	12"o.c.	48"o.c.	LTP4 CLIPS @ 24"o.c.	.131"x3" @ 6"



4 SHEARWALL AT TRUSS
SCALE: 3/4" = 1'-0"

GENERAL NOTES

CODE: 2015 INTERNATIONAL BUILDING CODE

ROOF SNOW LOAD = 25 PSF
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF, DECK LIVE LOAD = 60PSF
FLOOR DEAD LOAD = 10 PSF

WIND SPEED = 110 MPH, EXPOSURE B
Kzt = 1.0, Kd = .85, Kz = .72

SEISMIC ---------- SOIL CLASS D
Ie = 1.0, R = 6.5, Ss = 1.50, S1 = .55
WOOD SHEARWALL RESISTING SYSTEM WITH FLEXURAL DIAPHRAGMS.

FOUNDATION
ASSUMED FOOTING BEARING PRESSURE ...1.5 KSF
SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

CONCRETE
MIXING AND PLACING OF ALL CONCRETE AND SELECTION OF MATERIALS SHALL BE IN ACCORDANCE WITH THE IBC, AND ACI CODE 318-89. CONCRETE SLUMP TO BE 5". DO NOT ADD WATER TO MIX TO INCREASE SLUMP. PROVIDE AIR-ENTRAINMENT 5% TO 7% FOR EXTERIOR CAST IN PLACE WALLS AND EXTERIOR SLABS ON GRADE. SAWCUT CONTROL JOINTS FOR SLABS ON GRADE AS SOON AS POSSIBLE AT MAXIMUM 15' SPACING OR AT LOCATIONS SHOWN ON DRAWINGS.
MINIMUM CONCRETE STRENGTH (28 DAYS) ------ 2,500 PSI
(PROVIDE 5 SACKS OF CEMENT PER YARD MINIMUM)

REINFORCING STEEL
ALL REINFORCING STEEL SHALL BE DEFORMED PER ASTM A615, GRADE 60
LAP CONTINUOUS REINFORCING BARS AS FOLLOWS:
GRADE 60, LAP 48 BAR DIAMETERS UP TO #6 BAR
GRADE 60, LAP 80 BAR DIAMETERS #7 AND LARGER
PROVIDE CORNER BARS FOR ALL WALL REBAR WITH 2'-0" BEND. DETAIL STEEL IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES.
CONCRETE COVER TO REBAR TO BE:
FOOTINGS .....3 INCHES FROM SOIL
FORMED SURFACES - WEATHER FACE ...1-1/2 INCHES
- INTERIOR FACE...3/4 INCH

STRUCTURAL STEEL
TUBE COLUMNS- ASTM A500, GRADE B
ANCHOR BOLTS- ASTM A307, UNLESS NOTED
STEEL FRAMING BOLTS- ASTM A325N, UNLESS NOTED
ROLLED STEEL SHAPES ASTM A992
ALL OTHER STEEL- ASTM A36, UNLESS NOTED
DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

GLU-LAMINATED TIMBER
AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS, AND 24F-V8 FOR CANTILEVER-SPANS PROVIDE AITC STAMP ON TIMBER. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. GLU-LAM ADHESIVE TO BE "WET-USE" TYPE PER IBC STANDARDS. CAMBER ALL BEAMS TO A 2000' RADIUS UNLESS NOTED.

TIMBER
JOISTS - -HF#2
STUDS - -HF#2
BEAMS, HEADERS - HF#1 OR DF#2
POSTS - -DF#2
WALL PLATES AND LUMBER NOT NOTED TO BE HF#2
BOLT HEADS AND NUTS BEARING AGAINST WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

FLOOR & ROOF TRUSSES
THE TRUSS SUPPLIER SHALL DESIGN TRUSSES ASSUMING THE WALL TOP PLATES ARE HEM-FIR MATERIAL WHEN CHECKING BEARING STRESSES.

PRIOR TO FABRICATION, THE TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY A WASHINGTON STATE LICENSED ENGINEER TO ENGINEER OF RECORD FOR REVIEW. TRUSS PLATES TO BE ICBO APPROVED.

WOOD TRUSS BRIDGING, BRACING AND BLOCKING
FLOOR AND ROOF WOOD TRUSSES SHALL BE INSTALLED WITH ALL BRIDGING, WEB AND CHORD BRACING AND X BRACING REQUIRED BY THE TRUSS FABRICATOR AND TPI PUBLICATION "BRACING WOOD TRUSSES, COMMENTARY AND RECOMMENDATIONS"

GENERAL INSPECTIONS ARE REQUIRED PER IBC SECTION 1701

SPECIAL INSPECTIONS ARE REQUIRED FOR PER IBC 1704 AS FOLLOWS:

1. EPOXY GROUTED ANCHOR BOLTS AND REBAR. INSPECT HOLE SIZE, HOLE DEPTH, CLEAN OUT PROCEDURE, EPOXY MIXING AND APPLICATION.

2. EXPANSION ANCHOR BOLTS. INSPECT HOLE SIZE, HOLE DEPTH AND CLEAN OUT PROCEDURE. TORQUE TEST PER APPROVED STANDARDS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND CONTRACTOR SHALL NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION. DRAWINGS SHOW COMPLETED STRUCTURES ONLY. TEMPORARY BRACING DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

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9/24/19
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STATE OF WASHINGTON
25280
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 9/21/ 20

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